

Villas at the River Homeowners Association
Budget Planning Worksheet
Year 2019

					2017 Actual	2018 Actual	2018 Budget	2019 Budget	Explanation
GENERAL BUDGET									
Income									
				305 · Association Dues Received	261,303.00	281,276.00	287,040.00	327,520.00	92 homes \$260 per month, \$300 beg 2/1/2019
				306 · Working Capital Funds Received		3,700.00	-		
				308 · Clubhouse Rental Acct	1,250.00	750.00	1,200.00	1,200.00	
				309 · AT&T Commissions	1,325.00	175.00	-		
				311 · Prepaid Dues	6,223.00	10,609.00	-		
				312 · Dividend-Business Growth Acct	71.25	57.42	70.00	60.00	
				321 · Insurance Receipts, Misc	900.72		-		
				323 · Garage Sale Receipts		1,021.19			
				324 · Christmas Light Receipts		288.41			
				350 · Miscellaneous Income	310.00	25.00			
				Total Income	271,382.97	297,902.02	288,310.00	328,780.00	
Expense									
				400 · Administrative Expenses					
				411 · Tax Payments	357.00	443.00	375.00	100.00	Taxes are due on AT&T commissions & interest @ 30%
				415 · Bank Service Charges	10.00	(10.00)	-		
				420 · Office Supplies	1,313.36	1,382.25	1,000.00	1,500.00	Paid \$500 in 2017 for new directory, 2018 pd \$350 for website.
				430 · Fire Extinguisher	55.00	55.00	100.00	100.00	Cost for inspection \$25. May need to replace one.
				440 · Annual Statement	20.00	20.00	20.00	20.00	
				442 · Administration	10,380.00	10,580.00	10,500.00	11,000.00	County Wide \$865 per month. 2019 \$900 per month
				443 · Accounting Services	525.00	505.00	600.00	600.00	
				444 · Legal Services	4,414.60	-	2,500.00	2,500.00	
				446 · Engineering		3,400.00		1,000.00	For services from Wightman or other like businesses
				450 · Insurance	28,587.62	27,569.05	31,000.00	27,750.00	2019: \$25,241.73 is the quote for three quarterly payments. Add increase for 4th quarter. Also includes \$1100 for Directors & Officers insurance.
				451 · Flood Insurance		10,892.00		11,000.00	\$25,000 deductible per unit for Buildings 18-24.
				400 · Administrative Expenses - Other	350.54	300.00	200.00	300.00	Memorials, gifts etc.
				Total 400 · Administrative Expenses	46,013.12	55,136.30	46,295.00	55,870.00	
				455 · Clubhouse					
				460 · Cleaning	2,143.00	2,000.00	2,100.00	2,100.00	Same rate for 2019

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		462 · Clubhouse Maintenance	9,837.04	4,790.04	2,500.00	4,000.00	2017: about \$5,000 was for Clubhouse refurbishing 2018: Paid \$1,100 for painting the main room. One service call for furnaces 2019: Need two service calls on all furnaces. \$375 x 2? Add about \$300 for CID to set up and tear down clubhouse.
		465 · Clubhouse Electric Utilities	2,438.52	2,807.59	2,500.00	3,500.00	
		470 · Clubhouse Gas	1,700.30	1,669.96	1,900.00	1,900.00	
		475 · Pest Control	38.26		100.00	-	moved to 623A
		476 · CLH Equipment Replacement	3,270.70	3,352.26	3,000.00	-	2019 - No Equipment Replacement in 2019.
		480 · Clubhouse Supplies	614.20	580.03	750.00	750.00	
		455 · Clubhouse - Other					
		Total 455 · Clubhouse	20,042.02	15,199.88	12,850.00	12,250.00	
		500 · Ponds					
		510 · Fountain Remove & Install	3,641.77	2,434.00	1,500.00	3,000.00	2018: Includes installation of new light panel, repairs during installation
		515 · Pond Electric	1,016.63	953.56	1,100.00	1,200.00	
		520 · Pond Supplies	-	48.36	100.00	-	2018: New meters - Chemicals are included in pond labor
		525 · Pond Replacement Equipment	-	202.29			2018: Materials to install new light panel
		535 · Pond Labor	1,998.75	2,021.85	1,300.00	2,200.00	2018: \$1121 to Beaudoin for pulling small pump, labor to install new meters, checking to repair lights. PLM \$936 includes \$200 permit fee - includes chemicals.
		Total 500 · Ponds	6,657.15	5,660.06	4,000.00	6,400.00	
		540 · Pool					
		545 · Emergency Phone	897.92	927.09	900.00	950.00	
		550 · Pool License	284.00	67.00	250.00	67.00	
		552 · Pool Gas Utilities	198.94	217.93	225.00	250.00	
		553 · Pool - Electric	440.74	732.35	500.00	800.00	
		555 · Pool Supplies	605.04	778.35	1,200.00	900.00	
		560 · Pool Labor	3,779.78	4,241.25	3,800.00	6,500.00	2018: Pool closed 10/11. Pd CID \$606 for washing pool deck, pool fence, hanging clock. Retrieving pool furniture. 2019: Includes draining pool, powerwashing and refilling
		565 · Pool Open & Close	1,663.17	1,889.23	1,800.00	2,000.00	
		570 · Pool Equipment- Replacement	521.83	44.99	800.00	400.00	2019: Includes purchase of a blower.
		Total 540 · Pool	8,391.42	8,898.19	9,475.00	11,867.00	
		575 · River Expenses					
		585 · Boat Dock Repairs	94.33	738.97	150.00	500.00	2018: Materials for dock repairs, railing installation
		575 · River Expenses - Other	-	-			

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			Total 575 - River Expenses	94.33	738.97	150.00	500.00	
			600 - Winter Services					
			605 - Winter Supplies	274.72	1,679.14	750.00	850.00	For Salt, etc.
			610 - Snow Removal	19,633.28	49,325.00	31,200.00	40,000.00	
			615 - Winter Labor	1,761.42	4,830.63	2,500.00	4,500.00	
			600 - Winter Services - Other					
			Total 600 - Winter Services	21,669.42	55,834.77	34,450.00	45,350.00	
			620 - Building Exterior Maintenance					
			621 - Fence Maintenance	6,466.84	438.39	10,250.00	5,000.00	2018: Originally budgeted to have 1/3 of fences painted plus power washing other fencing. 2019: Rebuilding three fences
			622 - Sidewalk/Patio Slab Maintenance	463.75	3,937.28	1,500.00	3,000.00	2018: Budgeted for Patio slab powerwashing (20 need it), crack filling, grinding down pads, spent more for these items. 2019: Momany only
			623A Pest Control		87.50			
			624 - Driveway Maintenance	334.70	-	20,000.00	-	2018: Budgeted, not completed. Seal Riverview Lane Driveways \$7,500 Seal W Villa Lane Driveways \$7,500 Crack filling W Villa Lane & Riverview Ln Driveways \$5,000
			625 - Building Maintenance Labor					
			626 - Labor - Gutters	5,935.55	475.00	4,000.00	2,000.00	2018: CID spent significantly less time on gutters
			627 - Labor - Exterior Maintenance	13,415.87	25,094.05	12,500.00	20,000.00	2017: Pd \$6,060 to Mid-West Roofing . 2018: Pd \$3468 to Mid-West Roofing. Pd \$8,825 to ServPro for Wallace/Yacobozzi Pd \$6,130 of \$11,113 to ServPro for pipe burst. Pd \$875 to Anchor Signs for painting the entrance sign. Pd CID \$4565 var. items.
			625 - Building Maintenance Labor - Other					
			Total 625 - Building Maintenance Labor	19,351.42	25,569.05	16,500.00	22,000.00	
			628 - Materials-Exterior Maintenance	3,872.22	1,224.10	4,200.00	2,000.00	2017: Pd \$2,300 for gutter covers. 2018: Pd \$599 for Mail box project. Reimbursed CID for items for downspout repairs, etc.
		NEW	629 - Storage Rental	840.00	1,020.00	900.00	1,200.00	
				-	-			
			Total 620 - Building Exterior Maintenance	31,328.93	32,276.32	53,350.00	33,200.00	
			630 - Landscaping					
			631 - Landscaping Electric					
			632 - Electric - Sign Lights & Well	398.84	355.55	500.00	450.00	
			633 - Electric - Wells & Sprinkler	3,730.19	3,693.68	4,000.00	4,350.00	

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		631 · Landscaping Electric - Other				-	New Electric for West Villa Ln - removed from 2019 budget.
		Total 631 · Landscaping Electric	4,129.03	4,049.23	4,500.00	4,800.00	
		634 · Irrigation Winterization	860.00	902.75	975.00	975.00	
		635 · Sprinkler & Well Repair/Maint	8,078.51	4,955.50	5,000.00	5,000.00	
		636 · Mowing & Labor	28,757.78	26,689.00	29,500.00	30,000.00	
		637 · Spring Clean Up	23,092.13	2,021.25	1,950.00	2,100.00	
		638 · Fall Clean Up	4,722.50	4,010.00	6,000.00	6,200.00	
		639 · Fertilization Program	2,000.00	2,000.00	2,200.00	2,100.00	
		640 · Mulch & Labor	-	11,958.75	10,000.00	10,000.00	
		641 · Flowers	320.34	173.02	0.00	400.00	Pool \$50, CLH Front - 3 Seasons \$150, Landscape Committee \$200
		642 · Landscaping Labor	11,473.22	23,092.13	12,000.00	17,000.00	2018: Paid \$2,100 for flood work to CID & Second Nature. Pd CID \$7,823 for trimming & clean-up. Paid Second Nature \$5,370 for pre-emergent, weeding, bed-prep.
		643 · Landscaping Misc Materials	1,042.06	1,159.07	3,000.00	3,000.00	2018 - plant replacements, berm installation
		644 · Street Lights	5,773.53	5,093.10	5,500.00	5,500.00	
		645 · Tree Trimming	10,000.00	10,650.00	6,500.00	5,000.00	
		646 · Christmas Lights - Labor & Materials	2,045.49	1,742.66	2,500.00	2,000.00	
		Total 630 · Landscaping	102,294.59	98,496.46	89,625.00	94,075.00	
		660 · Equipment					
		661 · Equipment Maintenance	-		-		
		660 · Equipment - Other	128.26	-	-		
		Total 660 · Equipment	128.26	-	-	-	
		700 · Sewer, Water, & Trash					
		710 · Sewer					
		715 · Liftstation Phone	897.99	964.65	900.00	980.00	
		716 · Lift Station Electric	1,088.04	1,038.64	1,100.00	1,250.00	
		717 · Lift Station Repairs	2,799.24	9,235.25	3,000.00	5,000.00	
		718 · Waste Removal	3,691.54	2,846.75	3,900.00	3,700.00	
		710 · Sewer - Other				-	Hydroclean sewer - not happening in 2019
		Total 710 · Sewer	8,476.81	14,085.29	8,900.00	10,930.00	
		720 · Water	27,503.79	29,635.57	30,000.00	31,000.00	Includes \$436.80 per month charge from Sodus Township
		725 · Fire Hydrant Maintenance	525.00	525.00	-	525.00	2019: Need to budget for this.
		730 · Trash Removal	11,193.25	11,230.97	11,500.00	11,500.00	92 carts at \$10.85 each, credit for people going South
		735 · Miss Dig Charges	2,100.88				Included in \$436.80 per month assessment

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Total 700 - Sewer, Water, & Trash					49,799.73	55,476.83	50,400.00	53,955.00	
Total Expense					286,418.97	327,717.78	300,595.00	313,467.00	
Net Income					(15,036.00)	(29,815.76)	(12,285.00)	15,313.00	To add to General Fund Balance
Received in 2016 for 2017					7,533.00				
Received in 2017 for 2018					(6,223.00)	6,223.00			
Received in 2018 for 2019						(10,609.00)			
Adjusted Net Income					(13,726.00)	(34,201.76)	(12,285.00)	15,313.00	
Dues Adjusted									
305 - Association Dues Received					261,303.00	281,276.00		327,520.00	
Received in 2016 for 2017					7,533.00				
Received in 2017 for 2018						6,223.00			
Total Adjusted Dues					268,836.00	287,499.00	-	327,520.00	

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CAPITAL RESERVES						
Income						
	302 · Capital Reserves Monthly Contr	107,329.00	108,000.00	110,400.00	110,400.00	\$100 x 12 x 92 homes
	313 · Dividend-Money Market Acct	178.64	218.75			
	316 · Prepaid Capital Reserves	2,400.00	4,100.00			
	351 · Misc. Income - Capital Reserves	35,000.00				From Villas LLC
Total Income		144,907.64	112,318.75	110,400.00	110,400.00	
Expense						
Budget for 2019 is To Be Determined						
	802 · Capital Reserve - Driveways	59,099.00	0.00	66,000.00		2018: Focused on insulation project rather than driveways
	803 · Capital Reserve - Roof	37,104.17	9,318.00	0.00		2018: Insulation inspections \$5,520, Roof issues \$3,798
	804 · Capital Reserves - Lift Station	0.00	564.89			2018: Sewer lift station valve replacement
	805 · Capital Reserve - Ponds	15,302.80	9,186.38	7,500.00		2018: LED Lights \$1,830, Replaced Small Pond Fountain \$5,985, Installation of Small Pond Fountain \$1,371.
	806 · Capital Res- Bldg (Non-Roof)	8,580.00	41,160.00	19,000.00		2018: \$39,600 for 50% down on insulation improvement project for 24 units. \$1,560 for water heater venting issues.
	807 · Clubhouse		13,995.00	20,000.00		2018: Two AC/Heating units
	808 · Capital Resrve - Well/Sprinkler		6,500.00			2018: Sprinkler Vault Modifications
	809 · Capital Reserve - Landscaping		2,955.00			2018: Installation of swale; french drain
Total Expense		120,085.97	83,679.27	112,500.00	-	
Net Income		24,821.67	28,639.48	(2,100.00)	110,400.00	
	Received in 2016 for 2017	2,832.00				
	Received in 2017 for 2018	(2,400.00)	2,400.00			
	Received in 2018 for 2019		(4,100.00)			
Adjusted Net Income		25,253.67	26,939.48	(2,100.00)	110,400.00	
Dues Adjusted						
	302 · Capital Reserves Monthly Contr	107,329.00	108,000.00	110,400.00	110,400.00	
	Received in 2016 for 2017	2,832.00				
	Received in 2017 for 2018		2,400.00			
Total Adjusted Dues		110,161.00	110,400.00	110,400.00	110,400.00	
BALANCE SHEET - 12/31/2018						
As of December 31, 2018, our Balance Sheet shows:						
	General Cash Account:		40,007.61			
	Capital Reserve Account		90,813.93			
	Total Assets		130,821.54			
January 9, 2019: Transferred from Cash to Capital Reserve \$9,700 for December Capital Reserve dues.						