

HOME FARM COMMUNITY 2015 BUDGET

- ASSUMPTIONS:
1. BUILDOUT = 298 LOTS
 2. GROUNDS REPAIR = \$1125/ACRE
 3. \$0 BUDGETED FOR TRACT E, MAINTAINED BY CITY OF WESTMINSTER
 4. ASSUME MAINTENANCE OF TRACTS A, B, C, D, (12.0 IRRIG. ACRES)
 5. ASSUME MAINTENANCE OF TRACTS F, G, H, I, AND J (3.85 IRRIG. & NON-IRRIG.)

MEMBERSHIP	2015 BUDGET *****	298 TOTAL MEMBERSHIP
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INCOME		
REVENUES, LOT DUES PER MONTH-->>	\$69.40	SAME AS 2013 RATE
PASS-THROUGH FOR TRASH PER MONTH-->	\$10.60	\$10.60/HOME/MO. PER MAY 2014 WASTE MGMT CONTRACT, \$0.89 INCR./HOME/MO.
TOTAL MONTHLY ASSESSMENT: DUES+TRASH	\$80.00	
DUES INCOME FROM MEMBERS	\$248,174	
TRASH PASS-THROUGH INCOME FROM MEMB	\$37,906	
INTEREST	\$450	
LOSS DUE TO FORECLOSURES	(\$2,400)	ASSUME THREE IN 2015
TOTAL REVENUE	\$284,130	
TOTAL ANNUAL DUES+TRASH=\$960.00 (BILLED AT \$480.00 EVERY 6 MONTHS)		

EXPENSES		
GAS/ELECTRIC	\$8,064	ENTRY LIGHTS+CONTR.+POOL,BASED ON '14 USAGE+20%
WATER/SEWER	\$46,800	EST. BASED ON 2004-2014 USE + 4% INCR. WATER RATE BY CITY
TELEPHONE	\$672	AT POOL HOUSE FOR LIFEGUARD, COMMERCIAL RATE
TAXES	\$3,500	EST. BASED ON RESERVE INTEREST
INSURANCE	\$3,120	PER 2014 ACTUAL +6%
MANAGEMENT, BASIC	\$15,198	PER PROKOPIAK MGT CONTRACT, NO CHANGE SINCE 2011
LEGAL	\$4,500	ESTIMATED AMOUNT FOR CONTINGENCIES
POOL, REPAIRS	\$3,000	PER EXPERIENCE + AGING POOL
POOL, CHEMICALS/SUPPLIES	\$4,500	ESTIMATE, PER 2014 EXPERIENCE
LIFEGUARD/POOL MAINTENANCE	\$35,850	PER ABSOLUTE CONTRACT, COVERAGE UNTIL 9 PM
POOL IMPROVEMENTS	\$10,000	FOR MISC. POOL IMPROVEMENTS
GROUNDS MAINTENANCE, BASIC	\$35,803	PER KEESEN CONTRACT
AERATION	\$1,485	ASSUMES SPRING+FALL AERATION
TREE SPRAYING	\$850	ASSUME 10 HOURS @ \$85/HR
MONUMENT FLOWERS	\$1,500	PER EXPERIENCE FOR ANNUALS
WINTER WATERING OF TREES	\$0	SEE SNOW REMOVAL LINE ITEM
HOLIDAY DECORATIONS	\$1,500	PER EXPERIENCE
FLAG REFURBISHING	\$650	EST. PER 2007-14 EXPERIENCE
GROUNDS IMPROV.	\$54,000	ESTIMATE
GROUNDS REPAIR	\$18,000	ESTIMATE, PER 2007-14 EXPERIENCE
PUBLICITY	\$2,200	NEWSLETTER/MAILINGS
SECURITY	\$0	NONE USED IN 2007-2014
RECREATION/TENNIS	\$1,000	FOR MISC. TENNIS ITEMS
SOCIAL COMMITTEE	\$1,000	PER EXPERIENCE
OFFICE EXPENSE	\$2,750	ESTIMATE, PER EXPERIENCE
AUDIT	\$1,950	PER BRASHIER'S CONTRACT FOR AUDIT
TRASH REMOVAL	\$37,906	SEE PASS-THROUGH INCOME LINE ABOVE
SNOW REMOVAL/WINTER WATERING	\$6,500	PERIMETER WALKWAYS TO SCHOOL/TREE WATERING
RESERVES	\$21,600	PER RESERVE PLAN FOR 2015 (\$1800/MONTH)
MISCELLANEOUS/CONTINGENCY	\$1,000	
SUB-TOTAL	\$324,897	
CARRY-FORWARD FROM PREVIOUS YEARS---	\$75,000	
TOTAL---->>	\$34,233	10.54% OF EXPENSES

APPROVED BY EXECUTIVE BOARD:

Vicki L Deitchel
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PRESIDENT, HOME FARM COMMUNITY HOA

DATE: 10/9/14