

# COPPERLEAF HOMEOWNERS ASSOCIATION, 2015 BUDGET

PREPARED BY PROKOPIAK MANAGEMENT CO CODE: 2015 BUDGET W/ PARCEL B  
22-Oct-14

## INCOME

	2014 BUDGET	2015 BUDGET
MEMBERSHIP ESTIMATE AT YEAR END, WEIGHTED HOMEOWNER EQUIVALENTS =	576	664
MEMBERSHIP ESTIMATE AT YEAR END, WEIGHTED BUILDER/LAND BANKER EQUIVALENTS =	584	665
TOTAL MEMBERSHIP (Homeowner + Builder/Land Banker Lots)	1160	1329
YEAR END MEMBERSHIP	1214	1329

### 2015 DUES SUMMARY: ALL NEIGHBORHOODS EXCEPT LINDEN

BASE DUES =	\$580.00	ALL HOMEOWNER+BUILDER LOT REVENUES: LOT DUES PER YEAR	\$620.00	\$580.00
TRASH PASS-THROUGH=	\$150.00	FOR ALL HOMEOWNER LOTS	\$12.00	\$12.50
TOTAL, PER YEAR =	\$730.00		\$180.00	\$180.00
*SEMI-ANNUAL ASSESSMENT	\$365.00	DUE JANUARY 1 & JULY 1, 2015		

### 2015 DUES SUMMARY: LINDEN NEIGHBORHOOD ONLY

BASE DUES =	\$580.00	ALL HOMEOWNER+BUILDER LOTS		
TRASH PASS-THROUGH=	\$150.00	FOR ALL HOMEOWNER LOTS		
ADD'L LINDEN DUES=	\$180.00			
TOTAL, PER YEAR =	\$910.00	TOTAL, ANNUAL AMOUNT*		
*SEMI-ANNUAL ASSESSMENT	\$455.00	DUE JANUARY 1 & JULY 1, 2015		

HOA BASIC DUES INCOME, HOMEOWNERS ONLY	\$357,120	\$385,120
HOA BASIC DUES INCOME, BUILDERS/LAND BANKER ANNEXED LOTS	\$362,080	\$385,700
ADD'L DUES INCOME, ALL LINDEN NEIGHBORHOOD LOTS (146 LOTS)	\$26,280	\$26,280
TRASH PASS-THROUGH INCOME FROM MEMBERS	\$82,944	\$99,600
INTEREST	\$6,000	\$6,000
LOSS DUE TO FORECLOSURES/COLLECTIONS	(\$10,000)	(\$5,000)
<b>TOTAL REVENUE</b>	<b>\$824,424</b>	<b>\$897,700</b>

## EXPENSES

### UTILITIES/TAXES/INSURANCE/MANAGEMENT/LEGAL

GAS / ELECTRIC	ARBORETUM POOL/CLUBHOUSE/MONUMENTS/30 CONTROLLERS	\$38,545	\$38,545
	OTHER	\$0	\$0
WATER/SEWER/RAINMASTER FEES	Assumes 2015 rate+add'l tracts 9.32 acres	\$151,054	\$197,367
TAXES (ASSUME 30% TAXES ON RESERVES AT 2%)		\$1,500	\$3,000
SEMSWA FEES		\$6,000	\$5,000
INSURANCE	Assumes 15% rate increase	\$27,416	\$30,610
MANAGEMENT, BASIC		\$53,592	\$61,400
DRC SURVEYS		\$3,500	\$6,000
LEGAL		\$10,000	\$10,000
TOTAL UTILITIES, TAXES, INSURANCE, ETC. BUDGET----->>	\$351,921	2015 ANNUAL BUDGET AMOUNT	

### GROUNDS MAINTENANCE

GROUNDS MAINTENANCE		\$72,261	\$72,261
GROUNDS IMPROVEMENTS	Replace Dead Materials, Out of Warranty	\$40,000	\$35,000
GROUNDS CONTRACT EXTRAS-FLOWERS, AERATION, N. MOWING		\$30,000	\$30,000
GROUNDS REPAIR, LANDSCAPE		\$19,000	\$13,000
GROUNDS REPAIR, ELECTRIC		\$7,500	\$7,500
MONUMENT MAINTENANCE		\$5,000	\$5,000
PERIMETER FENCE STAIN		\$18,000	FROM RESERVES
HOLIDAY LIGHTING		\$1,000	\$15,000
PRIVATE STREETS MAINTENANCE			FROM RESERVES
TOTAL GROUNDS MAINTENANCE BUDGET----->>	\$177,761	2015 ANNUAL BUDGET AMOUNT	

### ARBORETUM / SPORTS COURT / PLAYGROUNDS

SPORTS COURT & PLAYGROUND MAINTENANCE		\$500	\$500
BUILDING TELEPHONE AND INTERNET		\$3,492	\$3,516
ONSITE MANAGEMENT		\$3,000	\$0
ARBORETUM CLEANING, MAINTENANCE, INSPECTION FEES		\$3,500	\$3,500
LIFEGUARDS / POOL MAINTENANCE		\$61,077	\$85,476
POOL CHEMICALS		\$30,000	\$25,000
POOL WATER		INCLUDED	INCLUDED
POOL IMPROVEMENTS		\$8,300	\$5,000
POOL REPAIRS, MISC.		\$8,000	\$7,500
TOTAL POOL BUDGET----->>	\$130,492	2015 ANNUAL BUDGET AMOUNT	

### PUBLICITY/SOCIAL/COMMITTEES

PUBLICITY, NEWSLETTER, FLYERS, WEB UPDATES ETC.		\$2,000	\$2,000
SECURITY		\$0	\$0
SOCIAL COMMITTEE PROGRAMMING		\$40,000	\$40,000
TOTAL PUBLICITY/SOCIAL/COMMITTEES BUDGET----->>	\$42,000	2015 ANNUAL BUDGET AMOUNT	

### OFFICE/AUDIT/TRASH/WEB PAGE/SNOW REMOVAL

OFFICE EXPENSE		\$4,000	\$3,800
AUDIT		\$82,944	DEVELOPER COST \$99,600
TRASH REMOVAL		\$200	\$200
WEB PAGE MAINTENANCE AND UPGRADES		\$500	\$600
SNOW REMOVAL, LINDEN NEIGHBORHOOD STREETS		\$20,000	\$10,000
SNOW REMOVAL, PERIMETER WALKWAYS / WINTER WATER			
TOTAL OFFICE, AUDIT, TRASH, ETC. BUDGET----->>	\$114,200	2015 ANNUAL BUDGET AMOUNT	

### RESERVES/DEBT SERVICE/MISCELLANEOUS

RESERVES, INCL. ADDITIONAL FOR LINDEN NEIGHBORHOOD PRIVATE ROADS		\$72,000	\$99,600
MISCELLANEOUS		\$500	\$500
TOTAL RESERVES, MISC. BUDGET----->>	\$100,100	2015 ANNUAL BUDGET AMOUNT	

<b>TOTAL, EXPENSES</b>	<b>\$916,474</b>	<b>\$824,381</b>	<b>\$916,474</b>
<b>INCOME LESS EXPENSES</b>		<b>\$43</b>	<b>(\$18,774)</b>
CARRY-FORWARD FROM PREVIOUS YEARS---->>		\$330,000	\$300,000
<b>NET AFTER PREVIOUS YEARS' CARRY FORWARD----&gt;&gt;</b>		<b>\$330,043</b>	<b>\$281,226</b>

APPROVED BY EXECUTIVE BOARD: Signature on File DATE: 10/20/14  
RICHARD A. FRANK PRESIDENT, COPPERLEAF HOMEOWNERS ASSOCIATION