

**Stonegate Village Owners Association
2019 Approved Budget, 2019 Projected Actuals,
2020 Approved Operations Budget and Narrative**

CATEGORY	2019 Approved	2019 Est. Actual	2020 Approved
Receipts			
Assessments	\$606,320	\$610,670	\$617,760
Legal Fees	\$7,500	\$8,640	\$6,000
Late Fees	\$5,000	\$13,700	\$5,000
Interest/Misc Income/Other	\$1,500	\$2,560	\$1,000
Carry-Over Funds	\$46,930	\$76,000	\$50,990
Accounts Receivable Contingency	-\$6,000	-\$4,870	-\$5,000
Total Receipts	\$661,250	\$706,700	\$675,750
Operational Expenses			
Holiday Lighting	\$32,000	\$32,000	\$34,000
Legal Fees	\$22,000	\$20,700	\$22,000
Insurance Premium	\$6,200	\$5,860	\$6,500
General Administration	\$42,800	\$42,420	\$43,000
Committee Administration	\$5,800	\$5,230	\$5,800
Professional Fees	\$94,000	\$93,600	\$94,000
Audit/Income Tax	\$1,700	\$1,670	\$1,700
Trash/Recycling Services	\$386,000	\$384,200	\$396,000
Social Activities Director (PT)	\$11,750	\$11,700	\$11,750
Social/Recreational Committee	\$54,000	\$53,120	\$56,000
Reserve Contribution YTD Net (Inc/Exp)	\$5,000	\$5,000	\$5,000
Total Operation, Community Services and Social/Recreational Expenses	\$661,250	\$655,500	\$675,750
Projected Net Income (Loss)	\$0	\$51,200	\$0

OPERATING REVENUES NARRATIVE

Homeowner Assessments

Budgetary estimate is based upon 3510 homes being assessed \$176.00 annually, billed quarterly at \$44.00. Our 2020 assessment will remain the same as 2019.

Income Categories Legal, Late Fees, and Interest Income

Legal fee reimbursements, late fee, fine revenue, interest earned estimates are based upon historical data from previous year's data. Legal income is based upon projected costs associated with either assessment collection and/or covenant enforcement which the Association would seek to be reimbursed for costs from the owner.

Carry-over Funds

Historically the Owners Association has carried over to the following budget year all carry-over funds from the previous year to help offset operational costs in the coming year's budget which in turn helps off-set those expense costs to its members.

Accounts Receivable Contingency

This budget category is established from actual previous year's documentation to address from a cash flow perspective potential loss of income by the Association for members that for one reason or another are not paying their assessments in a timely manner or at all in 2019.

OPERATING EXPENSES NARRATIVE

Holiday Decorations

Budget figure reflects the estimated costs associated with purchasing as necessary and installing decorations on the main monuments in the community owned by the Association for the holiday season. All proposed holiday lighting is approved by the Board.

Legal-General

This budget category includes estimated costs associated with all general legal processes and opinions initiated by the Board of Directors for the benefit of the Association members, along with estimated costs associated with all types of potential legal covenants enforcement activities for the benefit of the Association members. Commencing in 2017 and continuing into 2020 our Board was forced to take additional steps in the collection of assessments against several homeowners. In these types of situations, legal costs associated with the collection of assessments against an owner are billed back to the owners, which in turn are reflected under the Association's legal fee income on the 2019 estimated actual category.

Insurance

Budget estimate includes costs associated with maintaining the general liability, hazard and Director and Officer insurance policies for the Association. This figure does not include required and currently maintained insurance costs associated with those homeowners that are also a part of Stonegate.

General Administration

Budget estimate includes costs for copies, letterhead postage, faxes, envelopes, banking service charges, subscriptions and memberships, meeting location expenses, assessment payment billings for four (4) quarters during the year for assessments including the unified trash/recycling program and postage associated with the monthly community newsletter (The Stonegate Messenger), along with a variety of other office type supplies that may be utilized by the Owners Association through its Board of Directors.

Committee Administration

Budget estimate includes costs for paper, postage, faxes, envelopes, along with a variety of other office type supplies that may be utilized by the Owners Association through its appointed Committees.

Professional Fees

Estimated costs associated with outside professional services to be utilized by the Owners Association that include but are not necessarily limited to, consulting services as may be directed by the Board, costs associated with management and accounting, community courtesy patrol, and basic contracted services for vacated homes that may not be being maintained (all associated vacant home maintenance costs will be billed back to the owner).

Audit, Tax Preparation

This budget category includes estimated costs associated with the preparation of the 2019 audit and tax return for the Association.

Unified Trash/Recycling Services

Budgeted figure includes all trash removal for all single-family homes in the Association and reimbursement to all attached home sub-association's for collection of trash removal fees. The original contract was executed in 2013, with our Board of Directors in 2015 negotiated for a new five (5) year renewal that commenced April 1, 2016.

Social Committee Volunteer Coordinator (PT)

Budget figures reflect the continued support of a part time Social Committee Volunteer Coordinator whose responsibilities include booking and pricing the activities, finding vendors, advertising the event, inviting correct pocket neighborhoods and overall neighborhoods, ordering food, arranging activities, setting the place the event will be held at, working with vendors when they arrive and setting up and cleaning up the event. Facilitates the events to ensure all goes as planned. Works within budget and may need to solicit discounts and special offers/pricing to stay within neighborhood budgets and guidelines.

Social/Recreational Activities

Budget figures reflect the continued support of the Board of Directors of a social/recreational budget for the Association to continue to convey a sense of "community" to the neighborhood and its respective members. This budgetary line item requires the continued organization and participation of volunteer homeowners.

Reserve Contribution

This account was established based upon not only the net contribution and expense related to the new notice board signs, but also to establish a funding mechanism for future on-going repairs of the notice boards. Annual funding allocations (2020) are based upon revised estimated long-term repair costs and useful life calculation cycles for the components of the notice board signs.