

## HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC. 2017 BUDGET

### **INCOME**

Architectural Fees (5 houses)	\$1,000.00	
Dues (\$295 per Lot)	\$35,105.00	Note 1
Trash surcharge	\$12,130.80	Note 2
Misc (late fees, reimbursements, etc)	\$100.00	
Fines	\$0.00	
Interest (estimated)	\$450.00	
<b>Total Income</b>	<b>\$48,785.80</b>	

### **EXPENSES**

Accounting & Administration	\$100.00	
Bank Charges	\$0.00	
Education (HPA & Board)	\$200.00	
Insurance	\$5,500.00	Note 3
Legal & Covenant Enforcement	\$2,500.00	
Maintenance: Common Areas & Trai	\$20,000.00	Note 4
UPS Mailbox/Meet 'n Greet	\$565.00	Note 5
Meetings: Annual Membership Mtg	\$300.00	Note 6
Meetings: Board of Directors Mtgs	\$50.00	
Memberships	\$0.00	
DORA/SOS registration	\$50.00	
Postage/copies/mailings	\$600.00	
Recordings (Liens)	\$66.00	
Supplies	\$300.00	
Taxes	\$75.00	
Trash Service	\$12,130.80	
Utilities	\$2,500.00	
Water & Water Legal	\$300.00	
Website Hosting	\$500.00	Note 7
Reserves addition (8.5% of dues)	\$2,975.00	Note 8
<b>Total Expenses</b>	<b>\$48,711.80</b>	

**NET INCOME** \$74.00

### **Reserves For Replacement Fund**

<b>Asset Name</b>	<b>Original Value</b>	<b>Useful Life</b>	<b># Years in Service</b>	<b>% Required</b>	<b>Replacement Cost</b>	<b>Reserves Now</b>	<b>Note 9</b>
Fencing	\$40,000	15	10	67%	\$60,000	\$40,000	
Lighting	\$10,125	15	11	70%	\$11,138	\$7,800	
Monuments	\$20,000	50	14	28%	\$20,000	\$5,600.00	
Water Hydrant/Cistern	\$10,000	15	15	100%	\$10,000	\$10,000.00	
						<b>\$63,400</b>	

**Capital Improvements Fund**

Landscape Architecture (new and repairs) Roundabouts and €	\$15,000	Note 10
	<b>\$15,000</b>	

**Contingency Fund**

Legal	\$15,000	Note 10
Trail Erosion Mitigation	\$20,000	Note 10, 11
	<b>\$35,000</b>	

**Total Equity Reserves**

**\$ 113,400**

**Summary:**

<b>HPA Fund Balance as of 12/31/2016 (projected) this may change by year end</b>	\$114,650	
<b>Less Scheduled For Reserves. Capital Improvements, and Contingency Fund</b>	\$113,400	
<b>Unallocated HPA Funds after reserves</b>	\$1,250	
<b>Plus/Minus 2017 Budget Income/Shortfall</b>	\$74	
<b>Unallocated funds after budget</b>	<b>\$1,324</b>	Note 12

Note 1: Dues have been increased \$95 per year to be realistic to cover our expenses, reserve requirements, and improvements.

Note 2: Waste Management contract is \$110.28 per year per homeowner for 2017 (\$9.19 per month). X 110 Lots

Note 3: Insurance for 2015-2016 was a total of \$4467.00 for 2015-2016 and in 2016 we budgeted a 10% increase. 2017 is increased another 10%.

Note 4: We had a significant increase in mowing and weeding expenses for 2016. New subdivisions, and pay increases have caused this state wide.

Note 5: The UPS Mailbox will not increase significantly. Our new Meet "N Greet Committee has a budget of \$250 for new builds and turnover.

Note 6: This includes the door prize- one year of trash pickup (\$110), meeting room (\$60) printing and goodies

Note 7: Our website hosting is minimal at \$150/year. We are budgeting for online records storage, voting software

Note 8: This is a new line item that should have been present to maintain and replenish our required reserves and is now required by some lenders. Actually 10% is required and we hope to be able to reach that.

Note 9: Based upon Reserve Study by BOD which will be presented at Annual Mtg.

Note 10: Fund allocations are new and recommended. Capital Improvements and Contingency Fund call for getting bids from landscape companies rather than ask busy members to contribute time and energy (which has not worked to date for these types of improvements).

Note 11: Trails are not in the Replacement fund, but placed in the Contingency Fund because the trails will require major maintenance. They will never require total "replacement", but continual maintenance and erosion mitigation that will bring them back to good condition.