

GRAND LAKES ASSOCIATION INC.
2015 PROPOSED BUDGET

Grand Lakes Proposed 2016 Budget	2015 Approved Budget	2015 Jan- Sep Actual	2015 Oct- Dec Projected	2015 Yearly Projected	2016 Proposed Budget \$1040	NOTES
Residential Assessments -2736 residents	2,684,494	2,729,096	0	2,729,096	2,845,440	
Force Mow Income	2,000	54	0	54	500	
Member Assessments - P/R Year	28,000	0	0	0	0	
Reimbursement (Patrol)	643,100	415,096	160,776	575,872	643,100	
Commercial Assessments - 27 lots	431,717	328,617	10,000	338,617	453,700	
Social /Recreation/Activity Fees	200	0	0	0	0	
Collection Processing Fees	4,700	4,888	0	4,888	4,700	
Late Fees and Interest	15,000	9,869	0	0	5,000	
Legal Reimbursements	5,000	1,898	0	1,898	2,000	
Income from access card purchase	0	0	0	0	5,000	
Interest Earned - Operating Accounts	2,000	1,740	400	2,140	0	
Total Income	3,816,211	3,491,257	171,176	3,652,565	3,959,440	
EXPENSES						
ADMINISTRATIVE						
General Administrative	0	588	500	1,088	1,200	1099 preparation
Application/Processing (ACC-Smartwebs)	8,000	1,525	725	2,250	2,000	
Bad Debt	40,000	3,071	40,000	43,071	5,000	will need to waive settled accounts in 2015
Bank Charges	250	252	84	336	400	
Billing/Collections	10,000	13,865	4,622	18,487	19,000	
Meeting Expenses	2,000	674	500	1,174	1,500	
Decorations (Cypress Holiday Decorating Concepts)	17,000	0	17,000	17,000	17,000	\$15,229.07 Holiday Decorations for 2015
Office Supplies	500	2,186	1,200	3,386	4,000	Dec charges for annual included
Records Storage	5,000	0	2,174	2,174	2,400	52 boxes in storage
Website Maintenance	720	0	779	779	800	\$778.76 in 2015
Community Events	61,781	42,199	20,000	62,199	66,000	
Printing & Copying	5,500	4,401	2,000	6,401	6,400	
Postage	15,000	7,026	2,600	9,626	13,000	
Total Administrative	165,751	75,787	92,183	167,970	138,700	
INSURANCE						
Property Insurance Premiums	51,000	58,496	0	58,496	61,421	\$58,496 in 2015. 5% increase
Total Insurance	51,000	58,496	0	58,496	61,421	
UTILITIES						
Electricity Service	605,000	483,682	135,000	618,682	635,000	
Water Service	180,000	159,778	53,259	213,037	239,049	
Sewer Service	19,000	0	0	0	0	Included in "Water Services"
Telephone Service	8,000	8,069	2,400	10,469	12,000	
Internet Service (NEW)	0	0	0	0	5,000	NEW Service for FOB readers. \$4936.80 in 2016
Other Utility Expenses (NFBWA)	200,000	106,255	93,745	200,000	210,000	NFBWA
Total Utilities	1,012,000	757,785	284,404	1,042,188	1,101,049	
LANDSCAPING						
Grounds & Landscaping Contract	719,751	520,776	173,592	694,368	734,146	2% increase
7M Shared Median	6,216	4,144	1,381	5,525	6,216	
Force Mows	2,000	230	125	355	1,000	
Seasonal Color/Plantings	106,836	64,434	42,142	106,576	113,000	\$112,512 for 2016
Tree Maintenance	130,000	81,760	27,253	109,014	109,000	Pruned Phase 1 N & S in 2015. \$108,469.20 for 2016 Phase 2 and 3
Tree Removal/Replace	40,000	6,290	2,097	8,386	20,000	
Landscape Other (mulching)	60,000	9,969	9,969	19,938	25,000	\$24,584.55 for 2016
Irrigation Repairs & Maintenance	207,631	93,550	31,183	124,733	174,000	\$173,036 for 2016
Irrigation Other	5,000	0	0	0	0	
Total Landscaping	1,277,434	781,152	287,742	1,068,895	1,182,362	
GRAND LAKES COMMUNITY ASSOCIATION	2015 Proposed Budget	2015 Jan- Sept Actual	2015 Oct-Dec Projected	2015 Yearly Projected	2017 Proposed Budget	
CONTRACTED SERVICES						
Fountains/Ponds/Lakes Services	124,000	152,100	38,700	190,800	188,080	LMS & Lake Pro projected for 2016
Janitorial Services	1,000	1,041	347	1,388	1,500	
Pest Control	9,400	10,100	3,367	13,466	15,000	Mosquitos & Ducks
Pool Management	221,000	181,362	1,650	183,012	202,679	GHPM projected for 2016
Safety & Security	353,100	240,974	80,325	321,299	342,100	Sherriff Contract projected 24Hrs Network Maint.
Other Contracted Services (NEW)	0	0	0	0	3,000	Agreement. \$249/mo
Total Recreation	708,500	585,577	124,389	709,966	752,359	
REPAIR & MAINTENANCE						
Putting Green Maintenance	1,000	0	0	0	25,000	\$24,030 to replace both putting greens (optional)
Common Areas Repair & Maintenance	6,000	4,714	1,571	6,285	6,000	
Electrical Supplies/Repair & Maintenance	10,000	9,893	3,298	13,190	14,000	
Fence Repair & Maintenance	65,000	26,109	32,000	58,109	65,000	\$49k to restrain Phase 4 in 2015. \$42,707.25 projected for Phase 1 North and South in 2016

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Foundation Repair & Maintenance	50,000	0	0	0	0	
Gate & Monument Repair & Maintenance	0	33,573	11,191	44,764	10,000	gate access readers installed in 2015
General Repair & Maintenance	45,000	22,723	7,574	30,297	40,000	
Lighting (inspection) Supplies & Maintenance	7,800	14,107	4,702	18,809	20,000	
Locks & Keys Repair & Maintenance(pooltags)	40,000	0	0	0	10,000	additional access cards if needed
Painting Services & Supplies	10,000	8,628	2,876	11,504	10,000	restripe pool parking lots?
Playground Maintenance/Repairs	38,000	12,153	4,051	16,204	47,924	\$17,924 to replace rubber padding at barn park splash pad (optional)
Plumbing Supplies/Repair & Maintenance	4,000	2,563	854	3,417	4,000	
Pool Supplies/Repair & Maintenance	40,000	29,603	9,868	39,471	42,000	
Fish Stocking	10,000	0	12,000	12,000	12,000	Included in Lake Management 2016 Budget Proposal
Signage Repair & Maintenance	3,000	1,235	412	1,646	3,000	
Trail Maintenance	12,000	0	0	0	12,000	repairs needed
Tennis Court Repair & Maintenance	7,000	6,337	2,112	8,449	7,000	max of \$4600 to replace all wind screens
Vandalism Repair & Maintenance	5,000	0	0	0	2,000	
Total Maintenance/Repair	353,800	171,636	92,509	264,145	329,924	
PROFESSIONAL SERVICES						
Audit & Tax Services	4,000	0	4,000	4,000	4,200	
Legal Services	15,000	5,013	1,671	6,684	8,000	
Legal Services - Collections	10,000	16,046	5,349	21,394	25,000	
Legal Services - Deed Restriction	20,000	0	0	0	5,000	
Management Fees	67,000	49,878	16,626	66,504	66,504	no increase for 2016
Other Professional Services	0	563	188	750	500	
Total Professional Services	116,000	71,499	27,833	99,333	109,204	
TAXES						
Property/Real Estate Tax	3,600	3,675	0	3,675	3,800	
Total Taxes	3,600	3,675	0	3,675	3,600	
RESERVES						
Reserve Contribution Expense	117,831	88,372	29,457	117,829	280,821	to increase funding as recommended in 2011 reserve study
Total Reserves	117,831	88,372	29,457	117,829	280,821	
TOTAL EXPENSES	3,805,916	2,593,980	938,517	3,532,497	3,959,440	
NET INCOME	10,295	897,277	-767,341	120,067	0	