

Proposed Budget for Winslow Farm Community Association, Inc. 2008

The budget is created each year by looking at the expenses of the past 12 months and forecasting the expected expenditures for the next 12 months.

Budget (A) is a very basic budget.

Budget (B) adds some amenities such as flowers and waterfalls, as well as legal advice for re-drafting homeowner documents (articles, covenants, by-laws).

Homeowner may vote for either Budget (A) or Budget (B) on the ballot.

Budget (A) Total \$33,280.00 \$80.00 per home (416)

Reserves	\$ 3,280.00	Long term savings for replacement of common property.
Accounting & Legal	\$ 1,000.00	Tax preparation and legal advice.
Income Taxes	\$ 600.00	Federal/State income tax on homeowner fee income.
Insurance	\$ 3,000.00	Insurance for common property & liability.
Management	\$ 5,400.00	Basic accounting of funds, bill payment, homeowner mailings.
Lawn Care & Landscape	\$10,000.00	Mowing Henderson St., sign areas, eyebrows, gazebo area.
Wet Pond Chemicals	\$ 4,000.00	Seasonal chemicals to control algae growth in wet ponds.
Electric for pond pump	\$ 2,000.00	Pump water 4 hrs/day to oxygenate & control mosquito larvae.
Maintainance	\$ 4,000.00	Maintainance of common property (street sign painting 2008)

Budget (B) Total \$49,920.00 \$120.00 per home (416)

Reserves	\$ 8,400.00	Long term savings for replacement of common property.
Accounting & Legal	\$ 6,000.00	Tax preparation, legal advice, homeowner documents.
Income Taxes	\$ 1,000.00	Federal/State income tax on homeowner fee income.
Insurance	\$ 3,500.00	Insurance for common property, liability and umbrella.
Management	\$ 6,500.00	Accounting, bill payment, mailings, newsletter, calls.
Lawn Care & Landscape	\$11,000.00	Mowing Henderson, signs, eyebrows, gazebo, flowers.
Wet Pond Chemicals	\$ 4,000.00	Seasonal chemicals to control algae growth in wet ponds.
Electric for pond pump	\$ 4,000.00	Pump water 8 hrs/day to oxygenate & control algae growth
Maintainance	\$ 5,520.00	Maintainance of common property (signs, fencing).