

ECIA 2019 BUDGET
December, 19, 2018

Accounts (GL# - Title)	2019 Budget	2018 Year End Projections	Explanation	Actual- 10 Months 2018	2018 Budget
INCOME					
			2774 Homes @ \$525.00		
4100 - GENERAL ASSESSMENTS	\$1,456,350	\$1,456,350	Assesments	\$1,456,350	\$1,456,350
4116 - INSURANCE RECOVERY	0			405	405
4230 - COMMUNITY CENTER RENTALS	8,000	8,316	Based on repeat yearly events and projected pop-up events	7,515	6,000
4260 - POOL LESSONS	1,100	1,032	This is purely average from past years since number of swim classes is unknown	1,032	1,600
4310 - ASSESSMENT INTEREST	16,000	18,500		17,221	13,500
4350 - ASSESSMENT LIEN/COLLECTION FEES	18,570	11,500	56 liens projected for 2019	9,350	13,500
4400 - EMBEZZLEMENT RESTITUTION	0			0	300
4410 - ARCHITECTURAL APPLICATIONS	3,000	2,025	Recent trend plus what is projected for this year's end	2,025	1,000
4600 - INTEREST INCOME	3,000	3,308		2,808	1,100
4900 - OTHER INCOME	180	135	Pool Coke machine, book sales and other misc. items	135	150
4105 - STABLE MANURE	7,560	7,124		6,023	6,550
4106 - STABLE PROPERTY TAX	2,500	2,500		0	0
4107 - STABLE WATER	13,200	13,455		11,254	7,020
4108 - STABLE FLY PREDATOR PROGRAM	1,100	808		808	808
TOTAL INCOME	\$1,530,560	\$1,525,053		\$1,514,926	\$1,508,283
EXPENSES					
COMMUNITY RELATIONS					

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Total Comm. RELATIONS	\$120,748	\$107,045	Includes_all ECIA sponsored events, Vistas Newsletter, website operations and Community relations payroll	\$73,154	\$84,844
COVENANT COMPLIANCE					
Total COVENANT COMPLIANCE	\$78,196	\$81,370	Includes legal compliance, compliance vehicle maintenance and compliace payroll	\$60,367	\$80,647
FACILITIES AND GROUNDS					
5280 - COMMUNITY CTR SUPPLIES & EQUIPMENT	\$10,000	\$9,000	Many supplies needed	\$6,346	\$6,000
6200 - JANITORIAL CLEANING SERVICES	3,120	1,696	\$260 per month, cleaning will be done bi-weekly	1,095	0
5856 - SECURITY SYSTEM / ALARM MONITORING	576	1,427	\$48 monthly service for 12 months	1,234	530
5858 - MAINTENANCE UNIFORMS	2,600	336	New line item, this includes uniform rental, cleaning service and exchanges	0	0
5859 - VEHICLE GAS & REPAIRS	5,000	4,430	Two trucks filled @ \$50 twice per month plus oil changes and bi-annual inspections \$300 ea; older truck needs new tires \$1,000	4,230	4,150

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6002 - PAYROLL - MAINTENANCE STAFF	146,432	123,719	Two maintenance workers and supervisor combined plus overhead and benefits	85,719	155,550
6004 - PAYROLL - FACILITY ATTENENDANTS	65,229	44,935	2 facility attendants total of 1,560 hours and office assistant 2080 hours plus overhead and benefits	30,560	30,000
6175 - HIKE / BIKE TRAIL MAINTENANCE	60,000	62,465	Primary focus is gravel portion of Av. De Compadres	57,268	60,000
6300 - LANDSCAPE MAINTENANCE CONTRACT	15,000	28,701	Weekly service from Anytime Landscape	24,100	28,000
6310 - LANDSCAPE SUPPLIES/LABOR	8,000	4,000	Inhouse gardening - fertilizer, weed treatment and other supplies as needed includes tree drip improvement	688	3,500
6380 - MACHINERY GAS & OIL	3,700	2,101	Includes chainsaw, tractors, blowers, wood chipper, water pump, tractor attachments	1,861	3,000
6400 - PEST CONTROL	16,002	26,243	\$1,245.59 per month (10months) for gopher removal; \$2,000 yearly for prairie dog extraction	24,998	2,000

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6405 - DOG PARK EXPENSES	5,200	11,325	4 orders per year of 3 cases of liners and 3 cases of doggie bags; total each order \$550 plus pet friendly ice melt and mulch replenish. 2018 had large order of mulch that will not be repeating in 2019	1,455	1,000
6470 - PORTABLE TOILETS	1,092	1,086	\$91.00 per month for Compadres Park	903	1,550
6511 - COMMUNITY CENTER BUILDING REPAIRS	25,000	19,073	On-going community center repairs, including sinks, light fixtures, painting	17,873	24,000
6520 - COMPADRES PARK- MAINTENANCE & REPAIRS	10,000	7,794	All maintenance for Compadres Park including mulch replenishment (\$7,000) and apparatus repairs	7,593	3,000
6575 - REPAIRS & MAINTENANCE: SIGNAGE	500	2,286	All community center signs	2,085	500
6590 - CC COURTS/PLAYGROUNDS REPAIR & MAINT	5,000	767	Mulch replenishment on both playgrounds	667	2,000
6595 - RECREATIONAL SUPPLIES	2,000	3,323	Accessories for upcoming recreational activities	3,223	0
6680 - SUPPLIES & MAINTENANCE FOR ATHLETIC FIELD	8,000	4,861	Buffalo grass, infield dirt and other materials / supplies	4,760	8,000
6925 - GREENBELT FIRE CONTROL - ETC	12,000	14,551	Fire prevention efforts	14,551	10,000

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6950 - WILDERNESS CONSERVATION REPAIRS	14,100	3,570	Greenbelts surveys - \$4,000; Greenbelt Trail restoration - \$500; Preserve trails 101,105 & 301 - \$1,200; Preserve 404 Trails - \$1,200; Preserve 401 to 404 - \$1,200; Preserve signs \$1,000; materials for projects - \$1,000; hand tools- \$500; education programs - \$500; printed maps - \$1,000; brochures - \$2,000	3,269	8,250
5860 - COMMITTEE EXPENSES	500	0	Anticipated requests from ECIA committees for misc. funds	0	
7100 - ELECTRICITY	7,000	4,865	Includes projected AC use in summer months.	4,065	5,100
7300 - NATURAL GAS	3,000	2,554	Other than the pool gas usage.	2,254	6,200
7550 - DUMPSTER / TRASH REMOVAL	7,596	8,063	\$633 monthly charge for the year	6,797	6,500
7900 - WATER	1,800	1,266	Average bill \$150 including meters at dog park and Compadres Park	966	1,050
8300 - DEPRECIATION	15,000	14,537		10,482	30,000
8305 - LOSS ON DISPOSAL OF ASSETS		765		765	0
Total FACILITIES AND GROUND	\$453,447	\$409,739		\$319,804	\$399,880
GENERAL AND ADMINISTRATIVE					

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5100 - ANNUAL AUDIT / TAX PREP	\$10,000	\$9,138	Annual tax audit is about the same each year	\$9,138	\$10,000
5200 - ALLOWANCE FOR DOUBTFUL ACCOUNTS - BAD DEBT	20,000	13,000		2,259	31,500
5250 - BANK FEES & SAFE DEPOSIT BOX	50	80	Bank confirmed we are only paying \$50 for safety deposit box per year.	80	165
5285 - CELL PHONE ALLOWANCE	2,880	880	GM, PM & Maintenance Supervisor phones	80	0
5290 - COMPUTER SERVICES LABOR	8,688	7,240	\$724 monthly Merit IT support service	5,792	9,000
5292 - COMPUTER HARDWARE / PRINTERS	1,000	1,029		828	1,000
5295 - COPIER MAINTENANCE	3,120	3,966	Copier maintenance based on usage	3,886	2,850
5300 - DUES & SUBSCRIPTIONS	480	477	Amazon Prime - \$15; Mail Chimp - \$25	396	1,500
5305 - SOFTWARE	1,500	3,535		3,535	2,000
5320 - EDUCATION & PLANNING / TRAINING	3,000	2,077	HOA Leader seminars, Notary Public renewals and other training staff may need to attend.	1,077	1,000
5400 - PROPERTY INSURANCE	32,000	29,700		20,859	33,000
5450 - KONICA SCANNER LEASE	1,680	280	\$140 monthly scanner lease	0	1,000
5500 - LEGAL FEES - ADMIN	40,000	45,000		38,208	25,000
5510 - LEGAL - SOLAR LITIGATION	0	583		583	0
5520 - LICENSES/PERMITS	400	380		365	1,000

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5530 - LIEN/COLLECTION COSTS	9,250	7,586	Average of 60 accounts at \$50 each and 25 accounts at \$250 each	3,585	8,000
5600 - MANAGEMENT FEES - HOAMCO	30,000	30,710	\$2,500 average monthly fee	25,710	29,100
5800 - OFFICE SUPPLIES	7,000	9,871		9,070	6,000
5815 - POSTAGE MACHINE RENTAL & POSTAGE	14,109	7,009	This will be combined with both postage permits (\$225 each), postage and postage rental from GL 5810	6,708	8,050
5820 - PRINTING	10,000	16,769		16,769	18,000
5870 - TRAVEL/ MILEAGE	600	1,475		1,150	650
5940 - WORKERS' COMP INSURANCE	0	0		0	1,000
6000 - PAYROLL – ADMIN.	199,655	161,744	GM, PM and Admin. salaries plus overhead and benefits	126,729	218,669
6006 - EMPLOYEE NEW HIRE EXPENSES	1,500	1,800		1,160	
6385 - NEIGHBORHOOD WATCH	500	500		500	500
7500 - TELEPHONE	8,040	6,770	Avaya - \$210 monthly, CenturyLink Internet - \$460 monthly. Both include taxes.	4,856	5,450
8250 - OPERATING CONTINGENCY	30,000	0		0	30,000
8800 - TAXES - FEDERAL	500	500		0	500
8850 - TAXES - STATE	500	500		50	500
Total GENERAL AND ADMINISTRATIVE	\$436,452	\$362,599		\$283,371	\$445,434

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POOL OPERATIONS					
5858 - UNIFORMS & SUPPLIES	\$2,500	\$1,804	Lifeguard uniforms	\$1,804	\$1,500
6003 - POOL PAYROLL	106,281	64,365	4,953 hours plus 640 hours for pool manager and 22% average benefits; HOAMCO 3% fee included	57,355	87,948
6420 - POOL CHEMICALS	4,500	5,065		5,064	4,000
6430 - POOL ELECTRICITY	6,500	6,809		6,608	7,000
6440 - POOL NATURAL GAS	2,000	1,309		1,108	4,000
6455 - POOL REPAIRS & MAINTENANCE	12,000	14,968		14,968	12,000
6465 - POOL WATER	10,000	39,726	5 months at \$2,000	35,926	2,200
Total POOL OPERATIONS	\$143,781	\$134,046		\$122,833	\$118,648
STABLE OPERATIONS					
6630 - STABLE - ELECTRICITY	300	145		\$105	450.00
6631 - STABLE - FLY PROGRAM	1,100	1,056	Yearly subscription rate includes 10 shipments	1,055	825.00
6632 - STABLE - MANURE REMOVAL	7,560	6,751	Average removal is \$630 per month	5,491	6,550.00
6633 - STABLE - PORTABLE TOILET	1,092	815	\$91 per month	632	1,100.00
6634 - STABLE - REPAIRS & MAINTENANCE	10,000	1,500	New signs are needed along with other maintenance items	0	15,250.00
6635 - STABLE - ROAD MAINTENANCE	4,000	0	Deferred from 2018.	0	6,000.00
6636 - STABLE - WATER	13,200	7,710		7,489	7,800.00
6637 - STABLE - TAXES	2,500	2,500		0	2,800.00
Total STABLE OPERATIONS	\$39,752	\$20,477		\$14,772	\$40,775

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TOTAL OPERATING EXPENSES	\$1,272,376				
NON-RECURRING OPERATING PROJECTS					
8600 - REPLACEMENT RESERVE EXTERNAL STUDY	\$4,000	\$1,500	Onsite Reserve Study	\$0	\$0
8610 - BIKE PATH CROSSING UPGRADES - MATERIALS	30,000	0	County unable to begin work in 2018	0	30,000
Total NONRECURRING & OPERATING PROJECTS	\$34,000	\$1,500		\$0	\$30,000
Total Expense	\$1,306,376	\$1,116,776		\$874,302	\$1,200,228
CAPITAL RESERVE					
9250 - OPERATING CAPITAL RESERVE	\$68,000	\$55,000			65,000
TOTAL CAPITAL RESERVE	\$68,000	\$55,000			65,000
TOTAL OPERATING EXPENSES NON-RECURRING & CAPITAL RESERVE	\$1,374,376	\$1,171,776			\$1,265,228
PROJECTED TRANSFER TO R&R	\$156,184	\$353,277			
Total	1,530,560				
REPLACEMENT & RESERVES					
9127 - CC Room Lighting	\$6,268				
9129 - Office Document and File Servers	4,204				

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9130 - Baby Pool Chemical Controller	2,421				
9131 - Lane Markers and Floats	2,437				
9132 - Baby Pool Water Heater	2,421				
9133 - Pool Bath House Remodel	50,000				
9134 - Pool electrical, Mechanical & Backwash System Upgrades	75,000				
9135 - Pool Aprons / Decking	175,000				
9136 - Well Pressure Pump	3,200				
9137 - Dog Park Benches	1,076				
9138 - Riding Arena Subsurface and Railing	27,315				
9139 - Preserve Parking Area Culvert Replace	1,500				
9140 - CC Floor Coverings	5,151				
9137 - Dog Park Shade Structures	2,765				
Total RESERVE EXPENSE	\$358,758	\$163,586			
Total Reserve Expense					
Reserve Net Income					

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