

Proposed Blackthorne Estates 2011 Budget

Description	Basis for Calculations	Annual Budget
Days in Month		\$ 365.00
Saturdays in Month		\$ 52.00
Dues Eligible Homes	149 building to 154	\$ 151.50
Base Assessment	\$600.00/home/year	\$ 90,900.00
Less: Allowance for Non-Payment		\$ -
Interest on Investments		\$ -
Interest on Assessments		\$ -
Other Income		\$ -
Total Revenue		\$ 90,900.00
Trash and Recycling		
65 gal Trash Cart, 65 gal Recycling Cart	\$12.00/home/month	\$ 21,816.00
Property Maintenance		\$ 25,372.87
Mowing Services		
Mission Rd and Pool Common Area	28 times per year	\$ 7,700.00
Walking Trail Common Area	10 times per year	\$ 1,350.00
Plat 5 Common Area	2 times per year	\$ 500.00
Spring Cleanup		\$ 475.00
Fall Cleanup		\$ 475.00
Fertilization Services		
Mission Rd and Pool Common Area	5 times per year	\$ 2,375.00
Walking Trail Common Area	3 times per year	\$ 885.00
Grub Control	once per year	\$ 590.00
Annual Plantings		
Spring Tulips		\$ 850.00
Summer Color		\$ 915.00
Fall Mums		\$ 950.00
Landscape Bed Maintenance		
Shrub Pruning	2 times per year	\$ 770.00
Mulch Top Dress	After Spring Cleanup	\$ 4,275.00
Flower Bed Maintenance	10 islands	\$ 350.00
Perennial Bed Maintenance	Entrance and Pool Area	\$ 450.00
Cut Back Perennials	Annual maintenance	\$ 250.00
Weed Islands	10 islands	\$ 950.00
Tree Pruning (Mission Rd and Pool)	Annual maintenance	\$ 450.00
Irrigation Services		
Spring Start Up		\$ 95.00
Winterization		\$ 150.00
Sales Tax		\$ 567.87
Pool Maintenance	Memorial Day Weekend through Labor Day	\$ 7,317.00
Permits and Licenses		\$ 100.00
Open Pool		\$ 350.00
Chemicals for Season		\$ 1,200.00
Supplies (toiletries/cleaning/signs)		\$ 75.00
Daily Pool Maintenance	\$42/day for 101 days	\$ 4,242.00
Pool Equipment	Maintenance & Repair	\$ 1,000.00
Close Pool		\$ 350.00

Utilities			\$	13,510.00
Phone (AT&T)	Pool phone		\$	600.00
Natural Gas (Kansas Gas Service)	Pool Heating		\$	1,210.00
Electricity (KCP&L)			\$	3,500.00
Water (Water One)	Pool and Irrigation		\$	8,000.00
Sewer (Johnson County Wastewater)			\$	200.00
Insurance			\$	2,700.00
Property			\$	1,400.00
Liability			\$	1,300.00
Administrative Expenses			\$	4,055.00
HAKC Management Fees			\$	2,640.00
Other HAKC Services			\$	360.00
Legal Fees/Liens			\$	600.00
Tax Preparation			\$	250.00
Annual Dues Notice	Printing and postage		\$	100.00
Homes Association Meetings	Facilities		\$	105.00
Communications			\$	829.05
New Resident Welcome Kits			\$	50.00
Newsletters	Printing and postage		\$	409.05
Supplies			\$	120.00
Directory/Mail Lists			\$	125.00
Website Costs			\$	125.00
Social Committee Events	5 events + pool party		\$	2,250.00
Easter Egg Hunt			\$	150.00
Garage Sale			\$	150.00
Summer Potluck/Pool Party			\$	1,500.00
4th of July Parade			\$	150.00
Fall Social Event	Theme TBD		\$	150.00
Winter Social Event	Theme TBD		\$	150.00
Other "Discretionary" Expenses			\$	9,800.00
Playground Area Safety Mulch	10 yards		\$	600.00
Playground Area Bench Seats	Two 8' vinyl over steel		\$	1,200.00
North-side waterfall repairs	Materials cost		\$	1,800.00
Diseased/Overcrowded Tree Removal			\$	1,500.00
Tree/Perennial Shrub Re-Planting			\$	2,500.00
Entrance sign repairs/re-pointing	Stonework		\$	600.00
Walking Trail area drainage			\$	1,250.00
Pool arbor resealing			\$	350.00
Total Expenses			\$	87,649.92
Operating Margin			\$	3,250.08