

Berry Creek Home Owners Association
2019 Budget

Revenue		
Expected Revenue from 201 1/2 Lots X \$700		\$141,050.00
Carryover - 2018 Reserve Funds		\$15,000.00
Total		\$156,050.00
Expenses		
Cleaning Clubhouse (Diane Fix \$50 x 52)(Schatz Window Cleaning \$380)		\$ 2,980.00
Insurance - Shelter and State Farm		
Shelter -(Dennis Cyr, Pool Liability Insurance)	\$ 116.00	
State Farm - (HOA Property Insurance)	\$ 6,650.00	
Total Insurance		\$ 6,766.00
Maintenance Clubhouse (Pest Control - Hansen 4 quarterly treatments X \$50)		\$ 200.00
Maintenance Lawn (Shann's Lawn & Landscape \$1,789.21 x 12 + extra services)		\$ 22,745.00
Maintenance Pool & Fountain (Dennis Cyr \$1,430.00 x 12 and Pool License)		\$ 17,235.00
Office Supplies (McAfee Total Protection, Printer Ink)		\$ 150.00
P.O. Box Rental		\$ 70.00
Postage and Delivery		\$ 250.00
Professional Fees		
Accounting (Mark E. Gunkel, CPA)	\$ 2,850.00	
Recording Fees (Payne County Clerk -estimated to record revised Covenants)	\$ 50.00	
Total Professional Fees		\$ 2,900.00
Repairs		
Building Repairs (Clubhouse, Guardhouse and Pumphouse)	\$ 1,000.00	
Pool Repairs	\$ 1,000.00	
Total Repairs		\$ 2,000.00
Supplies		
Clubhouse	\$ 1,000.00	
Cleaning	\$ 500.00	
Pool (Chemicals)	\$ 3,500.00	
Total Supplies		\$ 4,100.00
Taxes (Real Estate Taxes on HOA Property)		\$ 6,170.00
Utilities		
Gas/Electric/Water	\$ 25,000.00	
Suddenlink	\$ 1,800.00	
Total Utilities		\$ 26,800.00
Website (Annual fees for computer programs - Go Daddy, iContact, Soda PDF)		\$ 300.00
Total Operating Expenses		\$ 92,666.00
Recap		
Total Revenue for 2019		\$ 156,050.00
Less Operating Expenditures		\$ (92,666.00)
Less 2018 Reserve Fund		\$ (15,000.00)
Less 2019 Reserve Fund		\$ (15,000.00)
Balance for Capital Improvements		\$ 33,384.00

Berry Creek Home Owners Association
2019 Budget (continued)

Proposed Capital Improvements to be considered for 2019		
Paint interior of clubhouse		\$ 3,630.00
Install guttering on exterior of clubhouse		\$ 1,980.00
Upgrade fitness equipment		to be determined
Install "shades" at pool		\$ 10,640.00
Replace shrubs at front of clubhouse		\$ 800.00
Reroute sprinkler zone 6 around playset		\$ 1,155.00
Install irrigation at Shiloh Creek island		\$ 2,500.00
Plant trees on Shiloh Creek island		\$ 1,900.00
Redesign/new landscaping around east Berry Creek entrance sign		\$ 1,100.00
New table and chairs at clubhouse		\$ 1,500.00
Refinish oval table at clubhouse		\$ 200.00
Restain/Seal front porch and patio at clubhouse		\$ 3,500.00
Update landscape along west side retaining wall at main entrance		\$ 1,200.00
Repaint front doors of clubhouse		\$ 1,000.00
	Total	\$ 31,105.00