

Berry Creek Community Association
2020 Budget

Revenue		
Expected Revenue from 199 Lots X \$700		\$139,300.00
Carryover - 2018 Reserve Funds		\$15,000.00
Carryover - 2019 Reserve Funds		\$15,000.00
Total Revenue		\$169,300.00
Expenses		
Insurance - State Farm HOA Property Insurance		\$ 6,807.00
License & Permits (OK Dept. of Health)		\$ 75.00
Maintenance & Services		
Clubhouse Maintenance (Pest Control & Window Cleaning)	\$ 560.00	
Clubhouse Cleaning (Diane Fix \$50 x 52)	\$ 2,600.00	
Lawn Maintenance (Shann's Lawn & Landscape \$1,789.21 x 12 + extra services)	\$ 28,500.00	
Pool & Fountain Maintenance (Dennis Cyr \$1,430.00 x 12)	\$ 17,160.00	
Fitness equipment service	\$ 500.00	
Total Maintenance & Services		\$ 49,320.00
Other Fees		
P.O. Box Rental	\$ 82.00	
Safety Deposit Box	\$ 35.00	
Website (Go Daddy, iContact, Soda PDF, Smore)	\$ 381.00	
Total Other Fees		\$ 498.00
Postage and Delivery		\$ 200.00
Professional Fees		
Accounting (Mark E. Gunkel, CPA)	\$ 2,575.00	
Security Fees (Halloween)	\$ 320.00	
Total Professional Fees		\$ 2,895.00
Repairs		
Building Repairs (Clubhouse, Guardhouse and Pumphouse)	\$ 1,500.00	
Equipment Repairs	\$ 2,000.00	
Pool Repairs	\$ 1,500.00	
Total Repairs		\$ 5,000.00
Social Committee		\$ 2,000.00
Supplies		
Clubhouse	\$ 1,000.00	
Pool (Chemicals)	\$ 1,500.00	
Office Supplies	\$ 300.00	
Total Supplies		\$ 2,800.00

Berry Creek Community Association
2020 Budget (continued)

Taxes (Real Estate Taxes on HOA Property)		\$ 6,500.00
Utilities		
Gas/Electric/Water	\$ 27,000.00	
Suddenlink	\$ 1,900.00	
Falco Alarm Company	\$ 240.00	
Total Utilities		\$ 29,140.00
Total Operating Expenses		\$ 105,235.00
Less 2018 Reserve Fund		\$ 15,000.00
Less 2019 Reserve Fund		\$ 15,000.00
Less 2020 Reserve Fund		\$ 10,000.00
Balance for Capital Improvements		\$24,065.00
2020 Proposed Capital Improvements		
Upgrade fitness equipment		\$ 8,000.00
Repaint front doors of clubhouse		\$ 1,000.00
Additional pool furniture (6 lounge chairs, 7 end tables)		\$ 4,000.00
Door access control for clubhouse (requires internet connection)		\$ 3,900.00
Monitored fire alarm for clubhouse (plus \$20/month monitoring fee)		\$ 1,100.00
Replace metal landscape edging in common areas		\$ 1,500.00
Restain/seal front porch and back patio of clubhouse		\$ 4,500.00
Total Proposed Capital Improvements		\$ 24,000.00