

RIVERWOODS AT NEW HOPE COMMUNITY ASSOCIATION
COMMON AREA
2016 BUDGET

INCOME

Assessments - Singles	\$228,380
Assessments - Townhomes	19,150
Resale Capital	7,750
Interest	7,070
Miscellaneous	1,500
Late Charges	<u>850</u>
TOTAL INCOME	<u><u>\$264,700</u></u>

EXPENSES

Grounds Maintenance	\$62,910
Snow Removal	40,000
Trash Removal	38,690
Management Service	11,690
Pond Maintenance	5,250
Office & Administrative	3,225
Insurance	2,725
Repairs & Maintenance	2,700
Legal & Accounting	2,000
Site Lighting	1,500
Corporate Tax	<u>860</u>
TOTAL EXPENSES	\$171,550

CAPITAL RESERVE & CONTRIBUTED CAPITAL

(Includes Interest of \$6,850)

58,800

ASH TREE REMEDIATION RESERVE

34,350

TOTAL EXPENSES & RESERVE

\$264,700

RIVERWOODS AT NEW HOPE COMMUNITY ASSOCIATION
2016 BUDGET ANALYSIS

INCOME

Assessments - Singles: The annual assessment for each detached single home is \$1,098, an increase of \$63.

Assessments – Townhomes: The monthly townhome contribution to the Master Association is \$76, an increase of \$5.25. The townhomes will also be assessed for services provided solely to them; please refer to their separate budget.

Resale Capital: It is projected that one townhome will be resold and pay a capital contribution of \$250 and ten single homes will be resold and pay a capital contribution of \$750. These funds will be transferred to the capital account.

Interest: Projected at 1.0% on the Association's operating, reserve and capital funds.

Miscellaneous: The Association is reimbursed by New Hope Borough for electricity charges to ten streetlights.

Late Charges: It is anticipated that some owners will pay their assessment late and incur late charges.

EXPENSES

Grounds Maintenance: The Association is responsible for maintaining the common open space, comprised of 18 acres. The Association will mow these areas approximately 25 times per year. The grass areas will receive turf applications in the spring and fall. In addition, the Association owns other common areas that will remain in their original, natural condition or that contain wetlands, which may not be disturbed. The budget also provides \$8,500 for the non-contracted landscaping services.

Snow Removal: The Association is responsible for plowing snow on the roads and hand shoveling snow from the sidewalk along common ground. The budgeted amount is based on the average expense of the prior four years.

Trash Removal: The Association provides trash removal service for all homes. The monthly unit cost for the single-family homes is projected at \$15.50 and includes recycling service.

Management Service: In accordance with the existing Management Agreement.

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2016 BUDGET ANALYSIS

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Pond Maintenance: Funds provided for applications to the pond.

Office & Administrative: Includes the estimated cost of office stationery, lockbox fees, postage, copying, court costs and other miscellaneous Association expenses.

Insurance: The Association will maintain coverage on the common ground, directors' & officers' liability insurance, plus general liability insurance. Owners are responsible for insuring their homes, including building coverage, personal contents and liability coverage.

Repairs & Maintenance: Projected at \$225 per month for general repairs of the common area not included in the grounds maintenance budget.

Legal & Accounting: The Association will employ an accountant to prepare an independent financial statement and tax return annually. Funds are also provided for routine legal services.

Site Lighting: The Association is responsible for electricity to the ten site lights, at a projected monthly cost of \$125.

Corporate Tax: The Association is responsible for paying tax on its net interest income.

CAPITAL RESERVE & CONTRIBUTED CAPITAL: In accordance with the Capital Reserve Analysis, each unit will contribute \$193 annually to the fund. In addition, all interest earned on the capital reserve fund, projected at \$6,500, will be retained in the account.

The Association has a total Capital Contribution Assessment of \$7,750 budgeted for all resales of homes within the community. Any assessments received for resale Capital Contributions will be placed in the Capital account. All interest earned on the Capital funds, projected at \$350, will be retained in the account.

ASH TREE REMEDIATION RESERVE: Funds being reserved for the future anticipated removal and/or treatment of the community's many common area ash trees due to the impending Emerald Ash Borer infestation. The annual unit contribution for the 2016 budget is \$150.