

VILLAGE OF HICKORY POINTE HOMEOWNERS ASSOCIATION
2012 BUDGET TO ACTUAL AND 2013 BUDGET

	2012 BUDGET	2012 ACTUAL	difference	2013 BUDGET
<u>DUES INCOME</u>				
226 LOTS X \$ 400.00 EACH LOT - 2012	\$ 90,400	\$ 80,217	\$ (10,183)	\$ -
228 LOTS X \$ 400.00 EACH LOT - 2013	-	0	-	91,200
SUB TOTAL	\$ 90,400	\$ 80,217	\$ (10,183)	\$ 91,200
<u>GROUNDS</u>				
GROUNDS MAINTENANCE - MOWING	\$ 29,518	\$ 25,253	\$ (4,265)	\$ 29,500
FERTILIZATION	5,482	5,482	-	5,500
ANNUALS, SPRING FALL CLEAN UP & TREE REPLACEMENTS	8,000	740	(7,260)	8,000
IRRIGATION MAINTENANCE	1,500	1,063	(437)	1,500
POOL SUPPLIES - CHLORINE AND CHEMICALS	1,400	1,820	420	1,800
POOL OPEN AND CLOSE	3,200	1,784	(1,417)	3,200
POOL & POOL HOUSE REPAIRS, NEW PATIO FURNITURE	6,000	500	(5,500)	6,000
POOL ATTENDANT	8,500	7,918	(582)	8,500
POOL HOUSE CLEANING-SUPPLIES ONLY(labor in Pool Attendants labor)	250	245	(5)	250
POOL TESTING FOR COUNTY HEALTH DEPT. & PERMITS	300	361	61	375
SALT & SNOW PLOWING	-	0	-	-
SUB TOTAL	\$ 64,150	\$ 45,166	\$ (18,984)	\$ 64,625
<u>UTILITIES</u>				
ELECTRIC - ENTRANCES	\$ 425	\$ 497	\$ 72	\$ 500
ELECTRIC - POOL	1,500	1,355	(145)	1,500
POOL PAY PHONE - EMERGENCY	950	936	(14)	950
WATER - POOL	1,600	1,578	(22)	1,600
WATER - SPRINKLER	5,000	7,167	2,167	7,500
SUB TOTAL	\$ 9,475	\$ 11,533	\$ 2,058	\$ 12,050
<u>MISCELLANEOUS</u>				
INSURANCE	\$ 3,700	\$ 3,622	\$ (78)	\$ 3,700
LEGAL FEES, LIEN FILING FEES	1,000	0	(1,000)	1,000
MISCELLANEOUS, OFFICE SUPPLIES, POSTAGE	750	762	12	750
PROPERTY & INCOME TAXES	3,500	2,242	(1,258)	350
REPAIRS	250	0	(250)	250
MANAGEMENT FEES	5,600	5,600	-	5,600
SUB TOTAL	\$ 14,800	\$ 12,226	\$ (2,575)	\$ 11,650
EXPENSES TOTAL	<u>\$88,425</u>	<u>\$68,924</u>	<u>\$ (19,501)</u>	<u>\$88,325</u>
TOTAL OVER (UNDER) BUDGET			(9,318)	
DIVIDED BY THE NUMBER OF CLOSED HOMES	226			228
TOTAL ANNUAL ASSOCIATION DUES	\$400			\$387

**THE VILLAGE OF HICKORY POINTE HOMEOWNERS' ASSOCIATION
2012 / 2013 NOTES**

POOL COSTS - Pool attendant is based on 7 days a week, 8 hours a day M-F, 11 hours a day Saturday and Sunday, @ \$9.00 per hour for 15 weeks (Memorial Day-Labor Day). This includes all related payroll taxes and insurance. Attendant will be responsible for daily cleaning and monitoring of pool water chemicals, cleaning the changing facilities, and monitoring access to only allow homeowners in good standing to use the facilities.

POOL COSTS - In 2012 additional concrete repairs were anticipated to pass inspection in the pool area, repairs were not required but are anticipated for the 2013 inspection. Pool house patio furniture was purchased and security cameras were purchased due to a suspicious person at the pool. Total cost of furniture and camera equipment \$ 500.31. Pool house painting was not performed, funding from the 2012 budget for concrete/painting and funds from the 2013 budget will be used for pool house improvements if needed. If repairs not necessary funds will help cover other costs that are necessary for normal

POOL TELEPHONE - Pay phone = \$78.00/mo. (Must have for 911 emergencies)

PROPERTY TAXES based on 2012 actual taxes for parks, common area entrances, the pool house and grounds. No anticipated increase is budgeted.

GROUNDS CARE - Mulch, mowing, weeding, and fertilizer - roughly \$960.00/wk. over approximately 34 weeks. This covers the common parks, entrances, and the pool grounds. We were able to come in under budget by switching to a new landscape company. We have contracted this company for 2013.

SHRUB/TREE REPLACEMENT- We did not replace any trees or shrubs in the neighborhood in 2012. Tree replacement in 2013 will depend on condition of trees/landscaping in common areas. We are hoping to replace more trees in 2013. Replacement will only be performed if association dues are paid and the funding is available.

SNOW REMOVAL - The responsibility for road maintenance, including plowing and salting, has been assumed by the Washtenaw County Road Commission.

AT THE CLOSE OF THE 2012 YEAR, A SUBSTANTIAL NUMBER OF HOMEOWNERS HAD DELINQUENT ASSOCIATION DUES FOR 2012 AND PRIOR.

# OF HOMES	Amount Owed	Total Owed
2	Over \$9000.00	\$ 18,430.00
1	\$7000 - \$8000	\$ 7,945.00
1	\$6000 - \$7000	\$ 6,756.00
1	\$5000 - \$6000	\$ 5,752.00
2	\$4000 - \$5000	\$ 9,100.00
8	\$3000 - \$4000	\$ 30,636.00
8	\$2000 - \$3000	\$ 23,128.00
12	\$1000 - \$2000	\$ 17,096.00
6	\$600 - \$1000	\$ 5,943.00
21	Under \$600	\$ 8,690.00
TOTAL OVERDUE DUES AND INTEREST OWED AT 12/31/2012		\$ 133,476.00

DUES WRITTEN OFF DUE TO FORECLOSURE IN 2012 \$ 2,677.20

All homes that owe dues for 2011 and prior have been liened by the association. All homes will be liened again in 2012 if dues are not paid by April 1, 2012 a cost to the homeowner.

AVAILABLE CASH AFTER PAYMENT OF 2012 TAXES IS CURRENTLY \$ 34,880.00 THIS IS NEEDED AS A CASH RESERVE. 2013 DUES WILL REMAIN THE SAME AS 2012