

2021 Glenmore Community Association Budget

Approved by the Board on 22 October 2020

GCA Chart of Accounts Code	2021 Approved Budget
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Lots and Dues

Average Number of Lots	863
Dues per GCA Lot	\$1,044
% increase	0.77%

Revenue

Dues (Net)	4000	\$900,972
Glenmore Country Club's Share of Guard Fees	4814	\$61,690
Construction Impact Fees	4125	\$30,000
Interest Earned (Including Reserve Accounts)	4910	\$6,849
ARB Income from New Builds	4205	\$25,000
Total Revenue		\$1,024,511

Expenses

Administration

Miscellaneous Administration	5000	\$5,000
Administrative Supplies & Postage	5210	\$4,000
Website & Database	5115	\$100
Management Company	7040	\$106,175
Compliance -Stipend	5027	\$3,000
Community Outreach	5200	\$6,000
Sub-total		\$124,275

Professional Services, Insurance & Taxes

Attorney and Related Professional Services	7020	\$25,000
Auditor	7000	\$8,200
Tax Preparation	7000	\$900
Federal & State Income Taxes	9000	\$2,000
Insurance	5400	\$20,000
License and Other Taxes	6300	\$1,600
Sub-Total		\$57,700

Animal Control

Wild Animal Removal	6445	\$3,000
Dog Stations	6155	\$10,752
Sub-total		\$13,752

Common Area Maintenance

Irrigation Line Maintenance	6200	\$1,500
Landscape Maintenance (Maintenance plus new add)	6199	\$13,400
Multi-Use Trail Maintenance	6685	\$4,000
PortaPotty and other Rentals	5085	\$1,100
Tree Maintenance and Removal	6165	\$10,000

Tree Additions & Replacements	6160	\$3,000
Turf Maintenance Contract	6100	\$125,230
Sports Field Maintenance/Equipment	6710	\$1,000
Sub-total		\$159,230

Residential Area Maintenance

Leaf and Limb Removal	6130	\$25,000
Sub-total		\$25,000

Storm Emergency Cleanup

Snow Removal	6442	\$20,000
Storm Cleanup	6755	\$5,000
Sub-total		\$25,000

Water Resources

Dams & Pond Maintenance	6580	\$20,000
Ponds Utilities	6017	\$5,000
Dam, Pond & Stream Regulation	6630	\$5,000
Dam/Pond Consulting	7005	\$4,000
Sub-total		\$34,000

Roads

Road Resurfacing and Repair	6760	\$20,000
Walking Path Maintenance	6740	\$5,000
Sub-total		\$25,000

Gatehouse

Gatehouse Maintenance and Repairs	6615	\$3,000
Supplies	5090	\$1,500
Computer and Software Maintenance	6675	\$1,000
Equipment Maintenance and Services	6410	\$2,000
Utilities	6075	\$7,200
Holiday Bonus	TBD	\$1,000
Guard Contact	6404	\$243,360
Vehicle Maintenance	6775	\$1,000
Sub-total		\$260,060

Crime Safety

Safety Patrol	6440	\$14,976
Sub-total		\$14,976

Operating Budget Contingency

6795	\$20,000
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Annual Contribution to Reserves Account

9800	\$170,292
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Reimburse Reserve Funds - Mortgage Paydown

9801	\$122,973
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Total Operational Expenses (less Equestrian Ctr)		\$1,052,258
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2021 GCA Equestrian Center Budget

Equestrian Center Revenue

Farm Lease	4400	\$48,000
Total Glenmore Farm Revenue		\$48,000

Equestrian Center Expenses

Building/Carpentry Repairs	6515	\$13,000
Maintenance of pastures	6610	\$6,000
Unplanned Expenses	6795	\$2,000
Total Equestrian Center Expenses		\$21,000

2021 Total GCA Income (including Equestrian Ctr)	\$1,072,511
2021 Total GCA Operating Expenses (including Equestrian Ctr)	\$1,073,258
Total GCA Income less Operating Expenses (including Equestrian Ctr)	-\$747
2021 Increase to the Annual Assessment Per Residence	\$8.00

2021 GCA Reserves Expenditures**Expenditures from Reserves (less Equestrian Ctr)**

Street Signage (Site Line #14)	3250	\$5,000
Road Signage (Site Line #15)	3252	\$7,500
Gatehouse Security Camera System (Security line #4)	TBD	\$5,000
Repairs to the Glen Lochen Bridge (Site line #9)	TBD	\$6,000
Safety Sidewalks (Site #3a approved in 2019, #3b approved in 2020)	TBD	\$186,000
Information Kiosk Outside Monitor NEW 2021 (Site line #33)	TBD	\$15,000
Total GCA Reserve Expenses		\$209,500

Expenditures from Reserves (Equestrian Center)

2-Rail Board Rail Fence - Paint (Lower Riding) 1.07 #24	6560	\$2,500
2-Rail Board Rail Fence - Replace (Lower Riding) 1.08. #25	6560	\$5,000
3-Rail Board Rail Fence - Paint (Pastures & Upper) 1.09. #26	6560	\$6,500
3-Rail Board Rail Fence - Replc (Pastures & Upper) 1.10. #27	6560	\$7,500
4-Rail Board Rail Fence - Paint (Perimeters) 1.11. #28	6560	\$2,500
4-Rail Board Rail Fence - Replc (Perimeters) 1.12. #29	6560	\$5,000
Rebuild Riding Ring Footing (Upper Ring) 1.13. #30	TBD	\$5,000
Rebuild Riding Ring Footing (Lower Ring) 1.14. #31	TBD	\$5,000
Paint Exterior - Barn 2.06. #54	TBD	\$12,000
Board and Batten Siding - Barn 2.05. #53	TBD	\$30,000
Paint Exterior - Pony Barn 4.04. #87	TBD	\$3,630
Eq Ctr Ring Drag NEW - 2021 #95	TBD	\$4,000
Total Equestrian Center Reserve Expenses		\$88,630