
2022 OPERATING BUDGET

APPROVED 11/11/21

ACA 2022 BUDGET* - CHART OF MONTHLY ASSESSMENTS

Final assessments rounded by CMI

	2022 Budget	Rapley 1/2 Acre	Rapley 2 Acres	Deer Hollow	Pleasant Gate	Player's Crossing Towns	Prescott Towns	Gates Patio	Prescott Patio	Chartwell Cluster	Other Clusters	Half Acre	Two Acres
<i>Members in 2015 = 900 includes all lots</i>	900	45	8	5	60	82	31	51	101	34	153	242	88
GENERAL ASSESSMENT:													
General Operating	\$1,068,950	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98	\$98.98
Administrative	\$48,148	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46	\$4.46
Communications	\$7,400	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69	\$0.69
General Maintenance	\$110,800	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26	\$10.26
Contract Maintenance	\$944,740	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48	\$87.48
Swim & Tennis Facilities	\$171,210	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85	\$15.85
Swim & Tennis Facilities Reserve	\$80,000	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41	\$7.41
General & Operating Reserves	\$49,325	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57	\$4.57
Total General Assessment	\$2,480,573	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68	\$229.68
PARCEL ASSESSMENT													
Parcel Operating	\$190,096	\$196.10	\$196.10	\$0.00	\$0.49	\$5.24	\$37.54	\$0.66	\$37.54	\$0.00	\$0.00	\$0.00	\$0.00
Parcel Reserves***	\$197,202	\$85.33	\$85.33	\$84.32	\$22.07	\$28.76	\$41.86	\$31.08	\$41.86	\$20.48	\$0.00	\$0.00	\$0.00
Total Parcel Assessment	\$387,298	\$281.44	\$281.44	\$84.32	\$22.56	\$34.00	\$79.40	\$31.74	\$79.40	\$20.48	\$0.00	\$0.00	\$0.00
MANAGEMENT COMPANY ASSESSMENT	\$56,259	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21
TRASH ASSESSMENT PARCEL	\$265,000	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54	\$24.54
LOT LANDSCAPE MAINTENANCE PARCEL	\$1,529,767	\$195.01	0.00*	\$92.16	\$60.97	\$73.65	\$73.65	\$92.16	\$92.16	\$118.50	\$118.50	\$195.01	0.00*
<i>Total includes 2-acre lots / Assessment Varies by Lots</i>													
LONG RANGE LANDSCAPE PLAN	\$60,000	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56	\$5.56
VEHICLE RESERVE	\$12,900	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19
2022 ASSESSMENT	\$4,791,797	\$742.63	\$547.62	\$442.66	\$349.71	\$373.83	\$419.23	\$390.08	\$437.74	\$405.16	\$384.68	\$461.19	\$266.18
2022 Assessment		\$742.63	\$547.62	\$442.66	\$349.71	\$373.83	\$419.23	\$390.08	\$437.74	\$405.16	\$384.68	\$461.19	\$266.18
2021 Assessment		\$717.79	\$533.02	\$428.06	\$334.57	\$359.18	\$403.44	\$374.15	\$422.57	\$389.96	\$367.20	\$441.98	\$257.20
Percentage increase over 2021		3.5%	2.7%	3.4%	4.5%	4.1%	3.9%	4.3%	3.6%	3.9%	4.8%	4.3%	3.5%
2021 Assessment		\$717.79	\$533.02	\$428.06	\$334.57	\$359.18	\$403.44	\$374.15	\$422.57	\$389.96	\$367.20	\$441.98	\$257.20
2020 Assessment		\$699.80	\$520.41	\$420.79	\$333.72	\$358.17	\$398.03	\$371.92	\$416.61	\$385.30	\$361.91	\$434.50	\$255.11
Percentage increase over 2020		2.6%	2.4%	1.7%	0.3%	0.3%	1.4%	0.6%	1.4%	1.2%	1.5%	1.7%	0.8%
2020 Assessment		\$699.80	\$520.41	\$420.79	\$333.72	\$358.17	\$398.03	\$371.92	\$416.61	\$385.30	\$361.91	\$434.50	\$255.11
2019 Assessment		\$689.94	\$515.78	\$408.72	\$329.62	\$347.00	\$391.59	\$366.97	\$409.63	\$374.56	\$352.50	\$422.99	\$248.82
Percentage increase over 2019		1.4%	0.9%	3.0%	1.2%	3.2%	1.6%	1.3%	1.7%	2.9%	2.7%	2.7%	2.5%
2019 Assessment		\$689.94	\$515.78	\$408.72	\$329.62	\$347.00	\$391.59	\$366.97	\$409.63	\$374.56	\$352.50	\$422.99	\$248.82
2018 Assessment		\$679.74	\$511.97	\$402.39	\$329.00	\$341.17	\$390.33	\$366.23	\$407.71	\$364.52	\$347.03	\$414.92	\$247.15
Percentage increase over 2018		1.5%	0.7%	1.6%	0.2%	1.7%	0.3%	0.2%	0.5%	2.8%	1.6%	1.9%	0.7%
2018 Assessment		\$679.74	\$511.97	\$402.39	\$329.00	\$341.17	\$390.33	\$366.23	\$407.71	\$364.52	\$347.03	\$414.92	\$247.15
2017 Assessment		\$675.21	\$509.31	\$391.65	\$327.68	\$339.14	\$393.51	\$365.31	\$410.69	\$357.87	\$341.97	\$409.11	\$243.21
Percentage increase over 2017		0.7%	0.5%	2.7%	0.4%	0.6%	-0.8%	0.3%	-0.7%	1.9%	1.5%	1.4%	1.6%

ACA 2022 BUDGET/DRAFT

Acct. Code	Description	2020 Budget	2020 Actual per Audit	2021 Budget	2021 Projected	2022 Budget	Notes
GENERAL OPERATING							
EMPLOYEE COMPENSATION							
453-462	Cumulative Employee Compensation	\$628,731	\$627,607	\$640,526	\$633,250	\$671,878	1
464	Other Labor	\$20,000	\$15,503	\$20,000	\$18,500	\$20,000	
465	Payroll Taxes	\$54,000	\$51,434	\$54,000	\$52,000	\$56,385	
466	Simple IRA Contribution	\$13,000	\$12,804	\$13,000	\$12,803	\$13,000	
Total Employee Compensation		\$715,731	\$707,348	\$727,526	\$716,553	\$761,263	
INSURANCE							
472	Master Liability & Prop. Damage	\$13,800	\$14,055	\$14,564	\$13,033	\$14,953	
473	Umbrella	\$7,028	\$7,197	\$7,535	\$7,391	\$8,532	
474	Directors & Officers Liab./Fidelity	\$10,555	\$10,956	\$11,758	\$9,911	\$8,486	2
475	Workers Compensation	\$10,500	\$10,843	\$10,700	\$12,135	\$9,111	
476	Employee Health/Benefits	\$74,056	\$57,135	\$70,600	\$59,000	\$75,340	3
477	Vehicles Insurance	\$11,814	\$12,998	\$12,025	\$9,275	\$12,605	
Total Insurance		\$127,753	\$113,184	\$127,182	\$110,745	\$129,027	
TAXES - FEDERAL, STATE, LOCAL							
480	Real Estate Water Quality Taxes	\$26,000	\$26,878	\$27,000	\$29,400	\$30,000	
481	Federal and State (income) taxes	\$0	\$0	\$0	\$0	\$0	
Total Taxes		\$26,000	\$26,878	\$27,000	\$29,400	\$30,000	
PROFESSIONAL FEES							
485	Legal - General	\$35,000	\$18,756	\$35,000	\$22,000	\$35,000	
488	Audit & Tax Preparation	\$9,300	\$9,200	\$9,300	\$9,300	\$9,300	
489	Other Consultants	\$13,000	\$10,791	\$14,000	\$14,000	\$14,000	
490	Web Site Development/Marketing	\$3,500	\$1,238	\$2,500	\$2,000	\$2,500	
Total Professional Fees		\$60,800	\$39,985	\$60,800	\$47,300	\$60,800	
EMPLOYEE IMPROVEMENT							
492	Industry Lit./Memberships	\$900	\$847	\$900	\$900	\$900	
493	Seminars/Continuing Education	\$2,800	\$248	\$2,200	\$700	\$2,200	
Total Employee Improvement		\$3,700	\$1,095	\$3,100	\$1,600	\$3,100	
OTHER GENERAL OPERATING							
495	Licenses and Fees	\$4,550	\$4,460	\$4,610	\$4,610	\$4,610	
498	Social Committee	\$2,000	\$680	\$2,000	\$2,000	\$2,000	
499	Other Operating	\$57,000	\$53,875	\$61,500	\$60,000	\$62,000	
500	Office Utilities	\$14,460	\$9,207	\$12,500	\$12,700	\$12,850	
501	Entrance Feature Lighting	\$2,265	\$1,867	\$1,615	\$1,635	\$1,700	

Acct. Code	Description	2020 Budget	2020 Actual per Audit	2021 Budget	2021 Projected	2022 Budget	Notes
Total Other General Operating		\$80,275	\$70,089	\$82,225	\$80,945	\$83,160	
SURVEILLANCE							
503	Cellular Phones	\$800	\$596	\$800	\$770	\$800	
504	Uniforms - Special Equip.	\$1,200	\$380	\$700	\$700	\$800	
Total Surveillance		\$2,000	\$976	\$1,500	\$1,470	\$1,600	
Total General Operating		\$1,016,259	\$959,555	\$1,029,333	\$988,013	\$1,068,950	
ADMINISTRATIVE EXPENSES							
505	Office Supplies	\$2,500	\$1,418	\$2,500	\$1,900	\$2,500	
506	Stationery Supplies	\$1,150	\$827	\$1,150	\$900	\$950	
507	Office Equipment	\$300	\$172	\$300	\$225	\$300	
508	Machine Supplies	\$1,400	\$395	\$1,400	\$950	\$1,100	
509	Postage	\$8,600	\$8,309	\$8,750	\$8,500	\$8,750	
511	Telephone	\$9,200	\$8,606	\$9,400	\$8,700	\$9,100	
517	Equip. Repairs/Upgrades	\$3,200	\$3,512	\$3,600	\$3,600	\$3,850	
518	Copy Paper/Supplies	\$980	\$587	\$1,000	\$700	\$800	
520	Bad Debt	\$15,000	\$0	\$8,000	\$0	\$0	
	Payroll Administration Fee	\$6,048	\$6,048	\$6,048	\$6,048	\$6,048	
525	Other Administrative	\$14,000	\$9,497	\$14,000	\$14,000	\$14,750	
Total Administrative		\$62,378	\$39,371	\$56,148	\$45,523	\$48,148	
COMMUNICATIONS							
531	Newsletter Printing	\$4,700	\$4,293	\$5,000	\$5,000	\$5,200	
544	Resale Program	\$400	(\$2,760)	\$400	(\$1,800)	\$400	
550	Other Communications	\$2,200	(\$2,883)	\$6,000	(\$1,000)	\$1,800	
Total Communications		\$7,300	(\$1,350)	\$11,400	\$2,200	\$7,400	
GENERAL MAINTENANCE							
576	Fuel - Vehicles	\$12,000	\$9,730	\$12,000	\$9,500	\$12,000	
577	Maintenance - Vehicles	\$7,000	\$8,497	\$10,000	\$10,000	\$8,500	
580	Street Sign Maintenance	\$1,500	\$132	\$500	\$500	\$500	
585	Hand Tools	\$750	\$179	\$500	\$500	\$500	
588	General Supplies	\$3,200	\$3,546	\$3,500	\$3,500	\$3,800	
590	Street & Entry Light Repairs	\$10,000	\$2,684	\$5,000	\$4,000	\$4,000	

Acct. Code	Description	2020 Budget	2020 Actual per Audit	2021 Budget	2021 Projected	2022 Budget	Notes
<i>General Maintenance Continued...</i>							
591	Common Area Tree Removal	\$32,000	\$48,957	\$55,000	\$55,000	\$55,000	
595	Other General Maintenance	\$2,100	\$2,070	\$2,100	\$2,500	\$2,500	
601	Storm Damage Repairs	\$0	\$0	\$0	\$0	\$0	
602	Bldg. Maint. & Info. Ctr. Repairs	\$6,000	\$7,186	\$6,000	\$6,000	\$6,000	
603	Office Cleaning/Sanitation Supplies	\$0	\$10,403	\$16,000	\$16,000	\$18,000	
Total General Maintenance		\$74,550	\$93,384	\$110,600	\$107,500	\$110,800	
CONTRACT MAINTENANCE							
611	Trash Removal Common Area	\$1,175	\$1,235	\$1,200	\$1,200	\$1,240	
614	Snow Services	\$61,000	\$17,837	\$60,000	\$60,000	\$60,000	
619	Common Area Landscape Maint.	\$776,430	\$789,913	\$799,722	\$799,722	\$800,000	4
619	Common Area Organic Adjustment	\$13,472		\$13,472	\$0	\$0	5
626	Site Maintenance & Repair	\$74,000	\$61,797	\$74,000	\$74,000	\$74,000	
635	Other Contract Maintenance	\$7,000	\$6,366	\$4,000	\$4,500	\$5,500	
639	Street Sweeping	\$2,700		\$2,700	\$2,700	\$3,200	
640	Mosquito Control	\$800	\$683	\$800	\$800	\$800	
Total Contract Maintenance		\$936,577	\$877,831	\$955,894	\$942,922	\$944,740	
SWIM & TENNIS FACILITIES							
701	Pool Management	\$96,500	\$78,598	\$96,900	\$96,900	\$99,000	
703	Pool/Tennis Maintenance	\$30,000	\$23,432	\$30,000	\$30,000	\$30,000	
704	Pool Concession Expense	\$0	\$0	\$500	\$0	\$500	
705	Pool Landscape	\$10,500	\$10,921	\$10,500	\$11,466	\$10,660	
707	Pool Utilities	\$30,000	\$13,731	\$22,000	\$19,000	\$22,000	
708	Swim Team Expense	\$1,500	\$549	\$1,500	\$1,500	\$1,500	
712	Pool Trash	\$930	\$480	\$930	\$480	\$1,450	
714	Mont. County Water Quality Tax	\$3,500	\$3,574	\$3,600	\$3,769	\$3,900	
716	Misc Pool Expenses	\$2,000	\$2,197	\$2,000	\$2,700	\$2,200	
750	Debt Service/Interest	\$48,708	\$27,194	\$22,700	\$13,146	\$0	6, Audit=interest only
Total Swim & Tennis Facilities		\$223,638	\$160,676	\$190,630	\$178,961	\$171,210	
TOTAL SWIM & TENNIS FACILITIES RESERVE		\$90,000	\$90,000	\$80,836	\$80,836	\$80,000	
TOTAL GENERAL & OPERATING RESERVES		\$54,836	\$54,836	\$50,805	\$50,805	\$49,325	7
TOTAL GENERAL ASSESSMENT		\$2,465,538	\$2,274,303	\$2,485,646	\$2,396,760	\$2,480,573	
PARCEL OPERATING							
900	Electricity - Street Lights Parcel	\$16,833	\$12,535	\$13,475	\$12,000	\$12,442	
902	Putting Green Watering - Parcel	\$2,000	\$887	\$1,500	\$850	\$850	
904	Putting Green Irrig. Repair - Parcel	\$1,000	\$145	\$800	\$435	\$500	
905	Rapley Preserve Operating Expenses	\$113,616	\$115,895	\$117,430	\$117,000	\$119,054	
906	Prescott Association Expenses	\$63,397	\$34,033	\$58,935	\$58,935	\$57,250	

Acct. Code	Description	2020 Budget	2020 Actual per Audit	2021 Budget	2021 Projected	2022 Budget	Notes
Total Parcel Operating		\$196,846	\$163,495	\$192,140	\$189,220	\$190,096	
	PARCEL RESERVES (80001-80007)	\$184,928	\$184,928	\$190,726	\$190,726	\$197,202	8
	MANAGEMENT COMPANY ASSESSMENT (451)	\$55,156	\$55,064	\$55,156	\$55,156	\$56,259	
	TRASH ASSESSMENT PARCEL (901)	\$163,700	\$164,953	\$164,100	\$164,500	\$265,000	
	LOT LANDSCAPE MAINTENANCE PARCEL (618)	\$1,393,852	\$1,394,255	\$1,435,667	\$1,435,500	\$1,529,767	
	LONG RANGE LANDSCAPE PLAN	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	
	VEHICLE RESERVE	\$10,800	\$10,800	\$12,900	\$12,900	\$12,900	
	TOTAL:	\$4,530,820	\$4,307,798	\$4,596,335	\$4,491,862	\$4,791,797	

Acct. Code	Description	2020 Budget	2020 Actual per Audit	2021 Budget	2021 Projected	2022 Budget	Notes
RECONCILIATION TO AUDIT F/S			\$4,307,798				
	Deprecation		\$0				
	<i>Parcel Reserves (80001-80007)</i>		(\$184,928)				
	<i>Swim and Tennis Reserve</i>		(\$90,000)				
	<i>Long Range Landscape Plan</i>		(\$60,000)				
	<i>Vehicle Reserve</i>		(\$10,800)				
	<u>Total General & Operating Reserves</u>		<u>(\$54,836)</u>				
			\$3,907,234				
	Per Audited F/S		<u>\$3,907,234</u>				
			<u>(\$0)</u>				

Notes

- 1** Pay increases are projected at an average of approx. 3%.
- 2** Combined premiums are D&O - \$7,660; Primary Fidelity - \$401; and Excess Fidelity - \$3,769.
- 3** Projected increase is based on the additional participation of one employee.
- 4** Common area landscape contract includes both spring and fall double aeration and seeding.
Elimination of organic pre-treatment. Common area landscape contract now includes a spring aerating and seeding in addition to the fall seeding. Organic spot treatment
- 5** included.
- 6** ASTF loan was paid off in August, 2021 utilizing funds from the Operating Reserve.
- 7** General Reserve contribution is \$49,325.
- 8** Reserve contributions based on draft 2022 reserve study and management analysis.

Breakdown of Parcel Operating and Reserve Expenses

For 2022 budget

	2022 Budget	Rapley 1/2 Acre	Rapley 2 Acres	Deer Hollow	Pleasant Gate	Player's Crossing Towns	Prescott Towns	Gates Patio	Prescott Patio	Chartwell Cluster	Other Clusters	Half Acre	Two Acres
		45	8	5	60	82	31	51	101	34	153	242	88
PARCEL OPERATING EXPENSES													
900 Electricity - lights, other	\$12,442	\$8.91	\$8.91	\$0.00	\$0.49	\$3.87	\$1.40	\$0.66	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00
902 Putting Green Water	\$850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
904 Putting Green Irrigation	\$500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
905 Rapley falls, irrig, flowers etc	\$119,054	\$187.19	\$187.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
906 Prescott Assoc. Expenses	\$57,250	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.14	\$0.00	\$36.14	\$0.00	\$0.00	\$0.00	\$0.00
Total Parcel Operating	\$190,096	\$196.10	\$196.10	\$0.00	\$0.49	\$5.24	\$37.54	\$0.66	\$37.54	\$0.00	\$0.00	\$0.00	\$0.00
PARCEL RESERVES CONTRIBUTIONS													
80007 Rapley Preserve	\$ 54,272.40	\$85.33	\$85.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80002 Deer Hollow	\$ 5,059.00	\$0.00	\$0.00	\$84.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80005 Pleasant Gate	\$ 15,891.75	\$0.00	\$0.00	\$0.00	\$22.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80004 Player's Crossing	\$ 28,296.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80006 Prescott*	\$ 66,307.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41.86	\$0.00	\$41.86	\$0.00	\$0.00	\$0.00	\$0.00
80003 The Gates	\$ 19,019.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80001 Chartwell	\$ 8,355.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.48	\$0.00	\$0.00	\$0.00
Total Parcel Reserves Contributions	\$197,202	\$85.33	\$85.33	\$84.32	\$22.07	\$28.76	\$41.86	\$31.08	\$41.86	\$20.48	\$0.00	\$0.00	\$0.00
TOTAL PARCEL ASSESSMENT	\$387,298	\$281.44	\$281.44	\$84.32	\$22.56	\$34.00	\$79.40	\$31.74	\$79.40	\$20.48	\$0.00	\$0.00	\$0.00

* Prescott Association Reserve Contribution is included in the total Prescott Parcel Reserve Contribution - see account number 80006

Note: Account #906 represents expenses for Prescott Association now being included in the Avenel/Prescott Parcel Assessment since 2003.

Note: Stone or brick mailbox piers are the responsibility of individual homeowners and are not reserved for in either parcel reserves or general reserves.

PRESCOTT ASSOCIATION BUDGET FOR 2022

Included as Prescott Parcel Expenses in Avenel Budget (Code 906)

EXPENSES:	2021 Budget	2021 Projected	2022 Budget	
ADMINISTRATIVE:				
Tax Preparation Expense	\$600	\$600	\$600	
Misc. Expense	\$100	\$100	\$100	
Postage and Printing/Annual Meeting	\$150	\$150	\$150	
Total Administrative	\$850	\$850	\$850	
CONTRACTED SERVICES:				
Lawn Maintenance	\$18,735	\$18,735	\$21,050	1
Snow Removal	\$32,000	\$32,000	\$32,000	
Total Contracted Services	\$50,735	\$50,735	\$53,050	
MAINTENANCE:				
Electrical Cost	\$250	\$250	\$250	
Gatehouse Maintenance/Water	\$700	\$700	\$700	
Landscaping (Flowers)	\$4,000	\$4,000	see note	2
Total Maintenance	\$4,950	\$4,950	\$950	
TAXES AND INSURANCE:				
Insurance Premium	\$2,400	\$2,400	\$2,400	
Total Taxes and Insurance	\$2,400	\$2,400	\$2,400	
TOTAL OPERATING EXPENSES	\$58,935	\$58,935	\$57,250	

Notes

1) Contract includes additional double aeration and seeding, elimination of organic pre-emergent, and addition of two spring fertilizations.

2) Flower rotations are included in landscape contract price, effective 2022.

RAPLEY PRESERVES ASSOCIATION BUDGET 2022

Included as Rapley Parcel Expenses in Avenel Budget (Code 905)

EXPENSES:	2021 Budget	2021 Projected	2022 Budget	Notes
CONTRACT & MAINTENANCE SERVICES:				
Telephone/Guard House	\$1,600	\$1,600	\$1,650	
Gate House Cleaning/Sanitation	\$720	\$500	\$600	
Gate Maintenance Contract	\$7,850	\$7,850	\$7,850	1
Flower Rotation	\$6,000	\$5,000	\$5,000	2
Alarm Monitoring	\$360	\$375	\$380	
Water (irrigation, waterfall, guard house)	\$2,500	\$1,500	\$2,000	3
Irrigation/waterfall repairs	\$900	\$980	\$1,000	
Guard Service	\$97,500	\$97,107	\$100,574	4
Total Contracted & Maintenance Services	\$117,430	\$114,912	\$119,054	
UTILITIES:				
Electric (Code 900)	\$6,300	\$5,398	\$5,668	5
Total Utilities	\$6,300	\$5,398	\$5,668	
TOTAL OPERATING EXPENSES	\$123,730	\$120,310	\$124,722	

Notes

- 1) Represents annual maintenance contract and repairs outside the scope of the contract
- 2) Estimated cost of two flower rotations and allowance for replacement of damaged flowers
- 3) Water/WSSC for guard house, irrigation, and waterfalls
- 4) Annual cost of guard service for 10 hours of coverage per day and allowance for holiday overtime. Includes increase in Montgomery County minimum wage.
- 5) Estimated cost of electricity for street lights, waterfall lights, gatehouse lighting, gatehouse utilities, etc. Reduction in electricity resulting from LED conversion of all street lights.