
**AVENEL COMMUNITY ASSOCIATION
2024 OPERATING BUDGET**

Approved 11/2023

ACA 2024 BUDGET* - CHART OF MONTHLY ASSESSMENTS

Final assessments rounded by CMI

	2024 Budget	Rapley 1/2 Acre	Rapley 2 Acres	Deer Hollow	Pleasant Gate	Player's		Gates Ratio	Prescott Ratio	Chartwell Cluster	Other Clusters	Half Acre	Two Acres
						Crossing Towns	Towns						
<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	\$1,204,795	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56	\$111.56
Administrative	\$46,798	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33	\$4.33
Communications	\$3,700	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34
General Maintenance	\$129,700	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01	\$12.01
Contract Maintenance	\$982,369	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96	\$90.96
Swim & Tennis Facilities Operating	\$204,900	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97	\$18.97
Swim & Tennis Facilities Reserve	\$84,000	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78	\$7.78
General & Operating Reserves	\$81,545	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55	\$7.55
Total General Assessment	\$2,737,807	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50	\$253.50
PARCEL ASSESSMENT													
Parcel Operating	\$199,185	\$210.61	\$210.61	\$0.00	\$0.51	\$5.93	\$37.00	\$0.69	\$37.00	\$0.00	\$0.00	\$0.00	\$0.00
Parcel Reserves***	\$221,171	\$94.08	\$94.08	\$88.53	\$25.49	\$34.79	\$45.51	\$37.60	\$45.51	\$20.43	\$0.00	\$0.00	\$0.00
Total Parcel Assessment	\$420,356	\$304.69	\$304.69	\$88.53	\$26.00	\$40.73	\$82.51	\$38.29	\$82.51	\$20.43	\$0.00	\$0.00	\$0.00
MANAGEMENT COMPANY ASSESSMENT													
TRASH ASSESSMENT PARCEL	\$284,165	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31	\$26.31
LOT LANDSCAPE MAINTENANCE PARCEL	\$1,591,060	\$202.89	0.00*	\$95.61	\$63.43	\$76.63	\$76.63	\$95.61	\$95.61	\$123.29	\$123.29	\$202.89	0.00*
Total includes 2-acre lots / Assessment Varies by Lots													
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													
2024 ASSESSMENT	\$10,000	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93
	\$5,159,647	\$799.08	\$596.19	\$475.65	\$380.93	\$408.85	\$450.64	\$425.41	\$469.63	\$435.22	\$414.79	\$494.39	\$291.50
		\$769.33	\$570.42	\$460.19	\$367.99	\$394.61	\$438.29	\$410.75	\$456.91	\$422.46	\$403.00	\$481.04	\$282.13
		3.9%	4.5%	3.4%	3.5%	3.6%	2.8%	3.6%	2.8%	3.0%	2.9%	2.8%	3.3%
2024 Assessment													
2023 Assessment													
Percentage increase over 2023													
2023 Assessment													
2022 Assessment													
Percentage increase over 2022													
2022 Assessment	\$742.63	\$769.33	\$570.42	\$460.19	\$367.99	\$394.61	\$438.29	\$410.75	\$456.91	\$422.46	\$403.00	\$481.04	\$282.13
2021 Assessment	\$742.63	\$742.63	\$547.62	\$442.66	\$349.71	\$373.83	\$419.23	\$390.08	\$437.74	\$405.16	\$384.68	\$461.19	\$266.18
		3.6%	4.2%	4.0%	5.2%	5.6%	4.5%	5.3%	4.4%	4.3%	4.8%	4.3%	6.0%
2022 Assessment													
2021 Assessment													
Percentage increase over 2021													
2021 Assessment	\$717.79	\$742.63	\$547.62	\$442.66	\$349.71	\$373.83	\$419.23	\$390.08	\$437.74	\$405.16	\$384.68	\$461.19	\$266.18
2020 Assessment	\$699.80	\$717.79	\$533.02	\$428.06	\$334.57	\$359.18	\$403.44	\$374.15	\$422.57	\$389.96	\$367.20	\$441.98	\$257.20
		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													
2020 Assessment													
Percentage increase over 2020													
2020 Assessment	\$699.80	\$717.79	\$533.02	\$428.06	\$334.57	\$359.18	\$403.44	\$374.15	\$422.57	\$389.96	\$367.20	\$441.98	\$257.20
2019 Assessment	\$689.94	\$699.80	\$520.41	\$420.79	\$333.72	\$358.17	\$398.03	\$371.92	\$416.61	\$385.30	\$361.91	\$434.50	\$255.11
		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													
2019 Assessment													
Percentage increase over 2019													
2019 Assessment	\$699.80	\$699.80	\$520.41	\$420.79	\$333.72	\$358.17	\$398.03	\$371.92	\$416.61	\$385.30	\$361.91	\$434.50	\$255.11
2018 Assessment	\$689.94	\$689.94	\$515.78	\$408.72	\$329.62	\$347.00	\$391.59	\$366.97	\$409.63	\$374.56	\$352.50	\$422.99	\$248.82
		1.4%	0.9%	3.0%	1.2%	3.2%	1.6%	1.3%	1.7%	2.9%	2.7%	2.7%	2.5%

ACA 2024 BUDGET/DRAFT

Acct. Code	Description	2022 Budget	2022 Actual per Audit	2023 Budget	2023 Projected	2024 Budget	Notes
GENERAL OPERATING							
EMPLOYEE COMPENSATION							
453-462	Cumulative Employee Compensation						1
464	Other Labor	\$671,878	\$699,327	\$731,135	\$697,000	\$742,168	
465	Payroll Taxes	\$20,000	\$16,264	\$20,500	\$19,800	\$25,000	
466	Simple IRA Contribution	\$56,385	\$56,288	\$60,000	\$56,000	\$65,000	
		\$13,000	\$17,402	\$14,500	\$18,000	\$18,500	
	Total Employee Compensation	\$761,263	\$789,281	\$826,135	\$790,800	\$850,668	
INSURANCE							
472	Master Liability & Prop. Damage	\$14,953	\$16,032	\$13,033	\$17,823	\$18,777	
473	Umbrella	\$8,532	\$9,122	\$7,391	\$10,301	\$10,301	
474	Directors & Officers Liab./Fidelity	\$8,486	\$10,986	\$9,911	\$13,590	\$14,106	2
475	Workers Compensation	\$9,111	\$8,787	\$12,135	\$9,166	\$10,321	
476	Employee Health/Benefits	\$75,340	\$66,379	\$91,563	\$73,343	\$78,876	3
477	Vehicles Insurance	\$12,605	\$14,296	\$12,527	\$12,527	\$10,578	
	Total Insurance	\$129,027	\$125,602	\$154,970	\$136,750	\$142,959	
TAXES - FEDERAL, STATE, LOCAL							
480	Real Estate Water Quality Taxes	\$30,000	\$30,932	\$31,000	\$32,615	\$32,615	
481	Federal and State (income) taxes	\$0	\$0	\$0	\$0	\$0	
	Total Taxes	\$30,000	\$30,932	\$31,000	\$32,615	\$32,615	
PROFESSIONAL FEES							
485	Legal - General	\$35,000	\$18,801	\$30,000	\$30,000	\$40,000	
488	Audit & Tax Preparation	\$9,300	\$10,000	\$10,200	\$10,200	\$10,200	
489	Other Consultants/Software	\$14,000	\$9,197	\$13,000	\$13,000	\$24,000	4
490	Web Site Development/Marketing	\$2,500	\$4,075	\$2,500	\$2,500	\$3,500	
	Total Professional Fees	\$60,800	\$42,073	\$55,700	\$55,700	\$77,700	
EMPLOYEE IMPROVEMENT							
492	Industry Lit./Memberships	\$900	\$1,097	\$950	\$950	\$950	
493	Seminars/Continuing Education	\$2,200	\$938	\$2,200	\$2,350	\$2,200	
	Total Employee Improvement	\$3,100	\$2,035	\$3,150	\$3,300	\$3,150	
OTHER GENERAL OPERATING							
495	Licenses and Fees	\$4,610	\$4,450	\$4,500	\$4,425	\$5,753	
498	Social Committee	\$2,000	\$2,625	\$2,500	\$2,500	\$2,500	
499	Other Operating	\$62,000	\$57,552	\$65,000	\$72,000	\$74,000	
500	Office Utilities	\$12,850	\$10,505	\$12,000	\$12,000	\$12,000	
501	Entrance Feature Lighting	\$1,700	\$1,689	\$1,800	\$1,750	\$1,750	
	Total Other General Operating	\$83,160	\$76,821	\$85,800	\$92,675	\$96,003	

Acct. Code	Description	2022 Budget	2022 Actual per Audit	2023 Budget	2023 Projected	2024 Budget	Notes
SURVEILLANCE							
503	Cellular Phones	\$800	\$619	\$800	\$770	\$800	
504	Uniforms - Special Equip.	\$800	\$1,047	\$900	\$800	\$900	
	Total Surveillance	\$1,600	\$1,666	\$1,700	\$1,570	\$1,700	
	Total General Operating	\$1,068,950	\$1,068,410	\$1,158,455	\$1,113,410	\$1,204,795	
ADMINISTRATIVE EXPENSES							
505	Office Supplies	\$2,500	\$1,620	\$2,500	\$2,000	\$2,500	
506	Stationery Supplies	\$950	\$1,038	\$1,050	\$950	\$1,100	
507	Office Equipment	\$300	\$92	\$300	\$220	\$300	
508	Machine Supplies	\$1,100	\$585	\$1,100	\$950	\$900	
509	Postage	\$8,750	\$6,786	\$8,750	\$7,600	\$8,750	
511	Telephone	\$9,100	\$8,497	\$9,200	\$8,900	\$9,400	
517	Equip. Repairs/Upgrades	\$3,850	\$3,698	\$3,950	\$3,000	\$3,950	
518	Copy Paper/Supplies	\$800	\$462	\$850	\$750	\$850	
520	Bad Debt	\$0	\$0	\$0	\$0	\$0	
523	Payroll Administration Fee	\$6,048	\$6,168	\$6,048	\$6,048	\$6,048	
525	Other Administrative	\$14,750	\$12,339	\$13,000	\$13,500	\$13,000	
	Total Administrative	\$48,148	\$41,285	\$46,748	\$43,918	\$46,798	
COMMUNICATIONS							
531	Newsletter Printing	\$5,200	\$2,978	\$5,600	\$6,600	\$5,200	
544	Resale Program	\$400	(\$4,361)	(\$1,450)	(\$675)	(\$500)	
550	Other Communications	\$1,800	\$6,927	(\$600)	(\$5,030)	(\$1,000)	
	Total Communications	\$7,400	\$5,544	\$3,550	\$895	\$3,700	
GENERAL MAINTENANCE							
576	Fuel - Vehicles	\$12,000	\$15,045	\$16,000	\$14,500	\$15,000	
577	Maintenance - Vehicles	\$8,500	\$6,949	\$8,500	\$7,840	\$8,500	
580	Street Sign Maintenance	\$500	\$239	\$500	\$500	\$500	
585	Hand Tools	\$500	\$500	\$550	\$500	\$500	
588	General Supplies	\$3,800	\$4,167	\$3,700	\$4,350	\$4,200	
590	Street & Entry Light Repairs	\$4,000	\$3,479	\$4,000	\$3,000	\$4,000	
591	Common Area Tree Removal	\$55,000	\$63,072	\$55,000	\$55,000	\$58,000	
595	Other General Maintenance	\$2,500	\$1,500	\$1,500	\$1,500	\$1,500	
601	Storm Damage Repairs	\$0	\$14,198	\$7,100	\$6,000	\$7,000	
602	Bldg. Maint. & Info. Ctr. Repairs	\$6,000	\$8,894	\$9,000	\$7,500	\$9,000	
603	Office Cleaning/Sanitation Supplies	\$18,000	\$20,886	\$20,000	\$19,383	\$21,500	
	Total General Maintenance	\$110,800	\$138,929	\$125,850	\$120,073	\$129,700	
CONTRACT MAINTENANCE							
611	Trash Removal Common Area	\$1,240	\$986	\$989	\$1,200	\$1,200	
614	Snow Services	\$60,000	\$42,760	\$60,000	\$10,000	\$60,000	
619	Common Area. Landscape Maint.	\$800,000	\$807,612	\$816,342	\$816,432	\$832,669	
626	Site Maintenance & Repair	\$74,000	\$77,438	\$74,000	\$76,000	\$78,000	
635	Other Contract Maintenance	\$5,500	\$6,050	\$5,500	\$6,000	\$6,500	

Acct. Code	Description	2022 Budget	2022 Actual per Audit	2023 Budget	2023 Projected	2024 Budget	Notes
639	Street Sweeping	\$3,200	\$0	\$3,200	\$0	\$3,200	
640	Mosquito Control	\$800	\$0	\$800	\$0	\$800	
Total Contract Maintenance		\$944,740	\$934,846	\$965,831	\$909,632	\$982,369	

Acct. Code	Description	2022 Budget	2022 Actual per Audit	2023 Budget	2023 Projected	2024 Budget	Notes
SWIM & TENNIS FACILITIES							
701	Pool Management	\$99,000	\$102,335	\$110,000	\$117,000	\$123,000	
703	Pool/Tennis Maintenance	\$30,000	\$20,860	\$32,000	\$32,000	\$34,500	
704	Pool Concession Expense	\$500	\$522	\$500	\$500	\$500	
705	Pool Landscape	\$10,660	\$12,013	\$11,500	\$12,000	\$12,000	
707	Pool Utilities	\$22,000	\$22,685	\$23,500	\$25,354	\$25,500	
708	Swim Team Expense	\$1,500	(\$1,627)	\$1,500	\$7,500	\$1,500	
712	Pool Trash	\$1,450	\$830	\$1,500	\$1,450	\$1,500	
714	Mont. County Water Quality Tax	\$3,900	\$3,969	\$4,000	\$4,184	\$4,200	
716	Misc Pool Expenses	\$2,200	\$1,642	\$2,200	\$2,200	\$2,200	
	Total Swim & Tennis Facilities	\$171,210	\$163,229	\$186,700	\$202,188	\$204,900	
TOTAL SWIM & TENNIS FACILITIES RESERVE							
		\$80,000	\$80,000	\$80,000	\$80,836	\$84,000	
TOTAL GENERAL & OPERATING RESERVES							
		\$49,325	\$49,325	\$82,202	\$82,202	\$81,545	5
TOTAL GENERAL ASSESSMENT		\$2,480,573	\$2,481,568	\$2,649,336	\$2,553,154	\$2,737,807	
PARCEL OPERATING							
900	Electricity - Street Lights Parcel	\$12,442	\$9,773	\$11,542	\$11,000	\$11,812	
902	Putting Green Watering - Parcel	\$850	\$982	\$850	\$1,200	\$1,200	
904	Putting Green Irrig. Repair - Parcel	\$500	\$1,810	\$700	\$700	\$700	
905	Rapley Preserve Operating Expenses	\$119,054	\$113,394	\$121,764	\$123,685	\$129,450	
906	Prescott Association Expenses	\$57,250	\$47,595	\$57,595	\$35,595	\$56,023	
	Total Parcel Operating	\$190,096	\$173,554	\$192,451	\$172,180	\$199,185	
PARCEL RESERVES (80001-80007)							
		\$197,202	\$197,202	\$207,367	\$190,726	\$221,171	6
MANAGEMENT COMPANY ASSESSMENT (451)							
		\$56,259	\$55,064	\$56,259	\$55,156	\$56,259	
TRASH ASSESSMENT PARCEL & Fuel Surcharge (901 & xxx)							
		\$265,000	\$269,586	\$275,010	\$276,470	\$284,165	7
LOT LANDSCAPE MAINTENANCE PARCEL (618)							
		\$1,529,767	\$1,485,571	\$1,559,863	\$1,538,853	\$1,591,060	
LONG RANGE LANDSCAPE PLAN							
		\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	
VEHICLE RESERVE							
		\$12,900	\$12,900	\$6,450	\$6,450	\$10,000	
TOTAL:		\$4,791,797	\$4,735,445	\$5,006,736	\$4,852,989	\$5,159,647	

Acct. Code	Description	2022 Budget	2022 Actual per Audit	2023 Budget	2023 Projected	2024 Budget	Notes
RECONCILIATION TO AUDIT F/S							
	<i>Parcel Reserves (80001-80007)</i>		\$4,735,445				
	<i>Swim and Tennis Reserve</i>		(\$197,202)				
	<i>Long Range Landscape Plan</i>		(\$80,000)				
	<i>Vehicle Reserve</i>		(\$60,000)				
			(\$12,900)				
	<u>Total General & Operating Reserves</u>		(\$49,325)				
			\$4,336,018				
	Per Audited F/S		<u>\$4,336,018</u>				
			<u>(\$0)</u>				

Notes

- 1 Pay increases for 2024 range in the area of 3-5%.
- 2 Combined premiums are D&O - \$8,984; Primary Fidelity - \$401; and Excess Fidelity - \$4,721.
- 3 Projected increase based on estimated 10% premium increase and no additional participants
- 4 Anticipate purchase of new software
- 5 \$61,545 General Reserve and \$20,000 Operating/Contingency Reserve
- 6 Reserve contributions are based on latest 2022 reserve study and management analysis.
- 7 3% increase in contract and projected \$2,000 fuel surcharge

Breakdown of Parcel Operating and Reserve Expenses

For 2024 budget

	2024 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
PARCEL OPERATING EXPENSES		45	8	5	60	82	31	51	101	34	153	242	88
900 Electricity - lights, other	\$11,812	\$7.07	\$7.07	\$0.00	\$0.51	\$4.00	\$1.64	\$0.69	\$1.64	\$0.00	\$0.00	\$0.00	\$0.00
902 Putting Green Water	\$1,200	\$0.00	\$0.00	\$0.00	\$0.00	\$1.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
904 Putting Green Irrigation	\$700	\$0.00	\$0.00	\$0.00	\$0.00	\$0.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
905 Rapley falls,irrig, flowers etc	\$129,450	\$203.54	\$203.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
906 Prescott Assoc. Expenses	\$56,023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.37	\$0.00	\$35.37	\$0.00	\$0.00	\$0.00	\$0.00
Total Parcel Operating	\$199,185	\$210.61	\$210.61	\$0.00	\$0.51	\$5.93	\$37.00	\$0.69	\$37.00	\$0.00	\$0.00	\$0.00	\$0.00
PARCEL RESERVES CONTRIBUTIONS													
80007 Rapley Preserve	\$ 59,834.00	\$94.08	\$94.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80002 Deer Hollow	\$ 5,312.00	\$0.00	\$0.00	\$88.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80005 Pleasant Gate	\$ 18,354.00	\$0.00	\$0.00	\$0.00	\$25.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80004 Player's Crossing	\$ 34,237.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80006 Prescott*	\$ 72,085.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.51	\$0.00	\$45.51	\$0.00	\$0.00	\$0.00	\$0.00
80003 The Gates	\$ 23,014.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80001 Chartwell	\$ 8,335.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.43	\$0.00	\$0.00	\$0.00
Total Parcel Reserves Contributions	\$221,171	\$94.08	\$94.08	\$88.53	\$25.49	\$34.79	\$45.51	\$37.60	\$45.51	\$20.43	\$0.00	\$0.00	\$0.00
TOTAL PARCEL ASSESSMENT	\$420,356	\$304.69	\$304.69	\$88.53	\$26.00	\$40.73	\$82.51	\$38.29	\$82.51	\$20.43	\$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 2024
Included as Prescott Parcel Expenses in Avenel Budget (Code 906)

EXPENSES:	2023	2023	2024
	Budget	Projected	Budget
ADMINISTRATIVE:			
Tax Preparation Expense	\$600	\$600	\$600
Misc. Expense	\$100	\$100	\$100
Postage and Printing/Annual Meeting	\$200	\$200	\$200
<i>Total Administrative</i>	\$900	\$900	\$900
CONTRACTED SERVICES:			
Lawn Maintenance	\$21,345	\$21,345	\$21,773
Snow Removal	\$32,000	\$10,000	\$30,000
<i>Total Contracted Services</i>	\$53,345	\$31,345	\$51,773
MAINTENANCE:			
Electrical Cost	\$250	\$250	\$250
Gatehouse Maintenance/Water	\$700	\$700	\$700
<i>Total Maintenance</i>	\$950	\$950	\$950
TAXES AND INSURANCE:			
Insurance Premium	\$2,400	\$2,400	\$2,400
<i>Total Taxes and Insurance</i>	\$2,400	\$2,400	\$2,400
TOTAL OPERATING EXPENSES	\$57,595	\$35,595	\$56,023

Notes

- 1) Contract includes additional double aeration and seeding, elimination of organic pre-emergent, and addition of two spring fertilization and gatehouse flowers.
2) Projection assumes potential expense during November/December.

RAPLEY PRESERVES ASSOCIATION BUDGET 2024

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

EXPENSES:	2023 Budget	2023 Projected	2024 Budget	Notes
CONTRACT & MAINTENANCE SERVICES:				
Telephone/Guard House	\$1,650	\$1,600	\$1,650	
Guard House Cleaning/Sanitation	\$550	\$475	\$550	
Gate Maintenance Contract	\$7,850	\$7,850	\$7,850	1
Flower Rotation	\$5,100	\$5,300	\$5,500	2
Alarm Monitoring	\$400	\$395	\$400	
Water (irrigation, waterfall, guard house)	\$1,500	\$1,065	\$1,500	3
Irrigation/waterfall repairs	\$2,000	\$2,300	\$2,000	
Guard Service	\$102,714	\$105,000	\$110,000	4
Total Contracted & Maintenance Services	\$121,764	\$123,985	\$129,450	
UTILITIES				
Electric (Code 900)	\$4,600	\$4,485	\$4,496	5
Total Utilities	\$4,600	\$4,485	\$4,496	
TOTAL OPERATING EXPENSES	\$126,364	\$128,470	\$133,946	

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. Most flowers are now included in contract.
- 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.

