

[illegible]

Approved by ICHOA BOD								
<u>3/20/2018</u>								
		<u>Year 2012</u>	<u>Year 2013</u>	<u>Year 2014</u>	<u>Year 2015</u>	<u>Year 2016</u>	<u>Year 2017</u>	<u>Year 2018</u>
Utilities								
Electricity		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Cable		\$ 131,000	\$ 135,000	\$ 141,000	\$ 151,500	\$ 156,000	\$ 131,600	\$ 125,000
Water/Sewer		\$ 139,500	\$ 135,000	\$ 137,000	\$ 137,000	\$ 137,000	\$ 138,500	\$ 143,500
Trash Removal		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Telephone		\$ 2,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,700	\$ 3,500
Subtotal		\$ 294,000	\$ 294,000	\$ 302,000	\$ 312,500	\$ 317,000	\$ 294,800	\$ 293,000
Administration								
Insurance		\$ 21,000	\$ 21,000	\$ 20,000	\$ 15,000	\$ 17,000	\$ 17,500	\$ 18,500
Legal Fees		\$ 3,700	\$ 3,700	\$ 3,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 10,500
Bad Debt Expense		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Accounting Fees		\$ 9,500	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Audit		\$ -	\$ -	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Licenses/Permits		\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 800
Off Site Manager		\$ 24,000	\$ 21,000	\$ 21,500	\$ 21,563	\$ 27,863	\$ 25,300	\$ 24,000
Office/Website		\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Printing		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Key Fobs		\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 100
Contingency		\$ 5,000	\$ 5,000	\$ 3,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 4,000
Subtotal		\$ 71,100	\$ 66,600	\$ 63,900	\$ 63,463	\$ 71,763	\$ 69,700	\$ 72,900
Reserve Funding		\$ 40,033	\$ 44,102	\$ 41,521	\$ 42,185	\$ 41,971	\$ 43,343	45,084
Major Projects/Repairs		\$ 50,000	\$ 46,000	\$ 42,800	\$ 32,000	\$ 36,800	\$ 61,200	\$ 59,300

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<u>Grounds</u>								
Lawn Maintenance		\$ 90,400	\$ 90,400	\$ 90,400	\$ 92,000	\$ 92,000	\$ 92,000	\$ 102,000
Grounds Supplies		\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Lake/Fountain Maintenance		\$ 1,000	\$ 1,000	\$ 2,000	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300
Rip Rap Maintenance		\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 4,000	\$ 4,000
Garden Maintenance		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,480	\$ 3,480	\$ 3,000
On Site Maintenance		\$ 15,000	\$ 12,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 4,000
Road Maint		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Bush/Tree Remove/Replace		\$ 2,000	\$ 3,500	\$ 2,000	\$ 1,500	\$ 1,500	\$ 2,000	\$ 2,000
Sump Pump Maintenance							\$ 3,000	\$ 3,000
Irrigation Repairs		\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Pest Control		\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -	\$ -
Subtotal		\$ 114,400	\$ 112,900	\$ 110,900	\$ 110,800	\$ 117,780	\$ 119,280	\$ 122,800
<u>Pool</u>								
Pool/Spa Service		\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,300	\$ 4,300	\$ 4,300
Pool/ Spa Repairs		\$ 6,000	\$ 5,000	\$ 4,000	\$ 4,000	\$ 3,500	\$ 3,500	\$ 3,500
Subtotal		\$ 10,800	\$ 9,800	\$ 8,800	\$ 8,800	\$ 7,800	\$ 7,800	\$ 7,800
<u>Clubhouse</u>								
Building Repairs		\$ 2,500	\$ 3,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 2,000
Building Supplies		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Community Activities		\$ 1,000	\$ 1,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Fire Alarm Maintenance		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,000	\$ 2,000	\$ 2,000
Gate Repairs		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000
Janitorial Cleaning		\$ 11,000	\$ 11,500	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,500	\$ 13,000
Recreational Maintenance		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,500	\$ 1,500
Safety		\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Pest Control		\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 1,000	\$ 1,000
Community Supplies		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal		\$ 21,500	\$ 22,500	\$ 20,500	\$ 20,500	\$ 22,000	\$ 23,500	\$ 25,000

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<u>Projects</u>		<u>Priority</u>									<u>Sponsor</u>
Water Ponding - Circle #5		1							\$27,000		Ron Kulie
AEDs for Other Circles		1							\$5,000		Tim Jones
Remediate East Boundary (phase 2)		1, 4							\$4,000		Ralph Colter
Invasive Tree Removal (phase 2)		2							\$4,800		Kent Ackerman
Tennis Court Barrier		3							\$5,000		Jack Otte
Refurbish Entrance/Gate Area		4							\$2,500		Jack and Julie Otte
Refurbish Club House Sidewalk Areas		4							\$2,000		Jack and Julie Otte
New Gate		5							\$9,000		Linda Umansky
Subtotal			\$50,000	\$46,000	\$42,800	\$32,000	\$36,800	\$ 61,200	\$59,300		
<u>Priority Ranking for Projects</u>											
	1. Safety/Security/Liability										
	2. Gov't Requirement										
	3. Major Project or Repair										
	4. Esthetics/Possibly Improve Owner-Value										
	5. Owner's Request										
	6. Cost Reduction										

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Reserve Schedule		Total Est	Est remaining	Funding	Inflation Adj	Funding	Annual		Funding		Change	Monthly
		Life (years)	Life (years)	Required	for 2018	Balance	Funding	Spent	Balance	Funding	for 2018	for 2018
					2.00%	2017 Beg	for 2017	in 2017	2017 YE Est			
Club House/Bath Roofing		17	1	33,000	33,660	27,150	543		27,692	2,984	2,441	249
Club House Painting		7	0 F	5,375	5,483	5,270	105		5,375	107	2	9
Club House Heat & Cooling		11	7	18,599	18,971	10,069	948		11,017	994	46	83
Club House Fixtures		10	0 F	14,934	15,233	14,641	293		14,934	298	6	25
Club House Solar Panels		3	0 F	7,233	7,233	7,091	142		7,233	(0)	(142)	(0)
Pool		15	2	28,106	28,668	20,884	1805		22,690	1,993	187	166
Spa		15	0 F	4,960	5,059	5,845	0		5,845	-	-	-
Pool & Spa Heat Pumps		10	9	10,500	10,710	8,915	1835	7,000	3,750	696	(1,139)	58
Pool & Spa Decking		30	25	25,833	26,350	2,394	868		3,262	888	20	74
Tennis Courts		9	0 F	12,644	12,897	8,418	2101		10,519	2,378	277	198
Schuffle Board Courts		10	0	6,820	6,956	6,131	344		6,475	481	137	40
Gazebos (9)		20	2	39,475	40,265	29,683	2448		32,131	2,711	263	226
Lift Station		25	8	27,413	27,961	16,361	1105		17,466	1,166	61	97
Underground Utilities		50	20	184,444	188,133	35,565	6767		42,333	6,943	176	579
Lighting Poles		20	2	6,934	7,073	5,300	409		5,709	455	46	38
Reseal Circles #1-5		2	1	6,048	6,169	30	2006		2,036	2,066	60	172
Reseal Circles #6A-8		2	0	3,793	3,869	2,634	579		3,213	656	76	55
Reseal Blvd Main		2	1	3,690	3,764	1,571	706		2,277	743	37	62
Reseal Blvd E & Parking Lot		4	3	8,611	8,783	5,447	3164	5,399	3,212	1,393	(1,771)	116
Paving Overlay		20	2	140,989	143,809	75,685	16326		92,011	17,266	940	1,439
Emerg Fund Bld & Grounds		6	0 F	33,942	34,621	33,276	666		33,942	679	13	57
Self Insurance		3	0 F	9,300	9,486	9,117	182		9,300	186	4	16
				632,643	645,151	331,478	43,343	12,399	362,422	45,084	1,741	3,757
Unallocated Interest						16,530	(est)		16,515	(est)		
Total Year End Est Bal						348,008			378,937			