

## **Budget Workshop (second) – September 25, 2019**

Board Members Present:

Teresa T., President; Jody Matthews, Vice President; Peter Schrempf, Treasurer; Jean Homan, Secretary; Bryson Browning, MAL; Sue Brown, MAL

Homeowners Present: None

**45700 Rental Income** – Board decided that whatever percentage increase is applied to the unit's dues should be passed onto the renter in the form of a rental increase.

**45850 Reserve Funding** - the Board decided to follow Cedcore's recommendation of full funding for the Reserve Account and will leave the reserve funding at \$180,000

**52282 Insurance Claim Expense** – eliminate \$10,000; this offsets the increase in the Contingency line item

**52510 Miscellaneous/Contingency** – remove from our budget

**55100 Contingency** – currently under Admin. This should be reclassified this to be included within the Maintenance and Repair (60000 series) – budget at \$30,000

**66410 General Maintenance** – reducing to \$30,000; this is because we have pulled out funds for Contingency

**55100 (to be renumbered) Contingency** – a future event or circumstance that is possible but cannot be predicted with certainty. This category is to be used for unanticipated repairs and claim expenses, such as asbestos remediation, water leaks from Association assets that damage a unit, failure of storm drains, and other like "one-off" events. This line item should also be used to classify any portion of the Association's deductible that the Association must pay on a claim for such events.

**52490 Meeting Expenses** – already zero'd out. Remove from our budget.

**52630 Online Services** – this one has been zero'd out. Remove from our budget.

Create a GL Code specifically for gully rehabilitation. This should include all consultant fees and all other costs associated with the gully rehabilitation. Please reclassify any payments already made for consultant fees to this new GL Code.

**Gully Rehabilitation GL Code** - \$15,000 (this is based on the assumption that the Association will expend approximately \$32,000 in 2019 on gully rehabilitation (consultant fees and restoration landscapers). This \$32,000 is a portion of the anticipated 2019 deficit of \$40,000)

**59200 Irrigation Repairs** – reduce to \$2500

**59300 Landscape Contract** – reduce to \$40,000

**59350 Landscape-Other** – reduce this to \$1,000

**64100 Pool Repairs & Maintenance** – train Eddie; Aqua Rec monthly service + repairs

**66430 Maintenance Supplies** – reduce to \$2500

**66500 Capital Improvements** – zero it out, but leave the GL Code (talk to Peter and Teresa about how to reconcile that)