

**BRANDERMILL
COMMUNITY ASSOCIATION**

2017 BUDGET

**Adopted by Board of Directors
11-01-2016**

Annual Assessment Levy for FY 2017

ASSESSMENT CATEGORY	Levy for the FY 2017 Annual Assessment (dollars)
Assessment Increase %	5.0%
Residential Improved Unimproved	484.00 364.00
Commercial Improved (Per square foot) Unimproved (Per Acre) Self Maintained (Per Acre) Apartments Unsubdivided Land	0.320 360.00 360.00 360.00 88.00

BRANDERMILL COMMUNITY ASSOCIATION
2017 OPERATING BUDGET

	A	F	H	J	L
1		2016	2017	Variance	%
2		Budget	Budget		
3					
4	Total Assessments	2,004,500	2,112,400	107,900	5%
5	New Capital	30,000	50,000	20,000	67%
6	Less New Capital	(30,000)	(50,000)	(20,000)	67%
7	Reserve Contribution	(322,800)	(322,800)	-	0%
8	Operating Assessments	1,681,700	1,789,600	107,900	6%
9	Late Charges & Finance Charges	46,000	46,000	-	0%
10	Charge Card Processing Fee	20,000	8,000	(12,000)	-60%
11	Advertising Sales-Village Mill	11,000	8,000	(3,000)	-27%
12	Subscriptions - Village Mill	400	200	(200)	-50%
13	Directory Income	20,000	18,000	(2,000)	-10%
14	Disclosure Package	48,000	48,000	-	0%
15	Property Transfer Fee	9,000	11,000	2,000	22%
16	Violation Charges	12,500	2,500	(10,000)	-80%
17	Miscellaneous Income	5,000	5,000	-	0%
18	Activities	3,750	1,000	(2,750)	-73%
19	Sailing Center	7,500	8,000	500	7%
20	Pontoon Rentals	7,000	7,000	-	0%
21	Marina	39,000	39,000	-	0%
22	Boat Space	35,500	37,000	1,500	4%
23	HP Clubhouse	4,000	5,000	1,000	25%
24	Heritage Farms	2,500	2,600	100	4%
25	Pavilion	3,000	3,000	-	0%
26	Storage Center.	20,000	27,000	7,000	35%
27	Leaf Pickup	30,000	30,000	-	0%
28	Pool Membership	220,000	240,000	20,000	9%
29	Resident Daily Pool Pass	21,200	22,500	1,300	6%
30	Non Resident Pool Pass	3,300	7,500	4,200	127%
31	Pool Social Programs	1,000	1,800	800	80%
32		2,251,350	2,367,700	116,350	5%
33					
34	Salaries	840,000	850,000	10,000	1%
35	Car Allowance - Community Mgr	4,800	4,800	-	0%
36	Employee Benefits	99,500	112,700	13,200	13%
37	Insurance - Worker's Comp.	13,500	10,500	(3,000)	-22%
38	Payroll Taxes	75,600	79,900	4,300	6%
39	Employee Retirement	20,050	20,100	50	0%
40	Equipment Purchases..	11,500	17,000	5,500	48%
41	Equipment Maint. & Rprs.	19,000	19,000	-	0%
42	Vehicle Insurance	13,000	19,000	6,000	46%
43	Taxes & Registration Fees	8,000	7,000	(1,000)	-13%
44	Gasoline-Equipment	4,500	4,500	-	0%

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	A	F	H	J	L
45		2016	2017	Variance	%
46		Budget	Budget		
47					
48	Gasoline-Vehicle	17,000	17,000	-	0%
49	General Repairs & Maintenance	78,500	89,000	10,500	13%
50	Signs		5,000	5,000	
51	Sunday Park Loop Maint.	-	450	450	
52	Uniforms - Maint.	12,000	18,000	6,000	50%
53	Propane Gas-Heating Maint.Bays	4,500	4,500	-	0%
54	Irrigation Repairs	5,000	6,000	1,000	20%
55	Marina Expenses	3,500	4,000	500	14%
56	Tree Removal	24,000	34,000	10,000	42%
57	Tree Management	35,000	35,000	-	0%
58	Drainage Work	6,500	6,500	-	0%
59	Landscaping	197,000	189,400	(7,600)	-4%
60	Landscaping - Miscellaneous	6,500	4,000	(2,500)	-38%
61	Self Help	5,000	2,500	(2,500)	-50%
62	Community Improvement Grant	5,000	2,500	(2,500)	-50%
63	Contract Labor	40,000	40,000	-	0%
64	Leases & Contract Services	18,200	22,000	3,800	21%
65	Electricity	33,500	33,900	400	1%
66	Water & Sewer	20,500	22,300	1,800	9%
67	Supplies	12,000	18,500	6,500	54%
68	Telecommunications	19,000	20,000	1,000	5%
69	Office Supplies	17,100	17,000	(100)	-1%
70	Postage	23,500	22,000	(1,500)	-6%
71	Delivery	2,000	300	(1,700)	-85%
72	Printing	13,000	13,000	-	0%
73	Architect Services-ARB/CARB	10,000	5,000	(5,000)	-50%
74	Security	32,000	31,000	(1,000)	-3%
75	Data Processing - ADP	1,200	1,300	100	8%
76	Computer Support	5,000	8,000	3,000	60%
77	Software	6,000	6,000	-	0%
78	Website Maintenance	3,000	5,000	2,000	67%
79	Website Development	5,000	-	(5,000)	-100%
80	Insurance (Liab./D&O/Admin.)	69,000	54,500	(14,500)	-21%
81	Legal Fees	42,000	60,000	18,000	43%
82	Collection Expenses	5,000	5,000	-	0%
83	Bad Debts	10,000	-	(10,000)	-100%
84	Annual Audit & Internal Audit	13,500	30,000	16,500	122%
85	Annual Election	5,300	5,300	-	0%
86	Bank/Credit Card Charge	27,000	18,000	(9,000)	-33%
87	Bank Fee	2,000	3,200	1,200	60%
88	Business Meetings	1,000	1,000	-	0%
89	Dues & Subscriptions	2,500	2,500	-	0%

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	A	F	H	J	L
90		2016	2017	Variance	%
91		Budget	Budget		
92					
93	Education/Training	4,500	6,500	2,000	44%
94	Travel/GM Relocation	2,000	5,000	3,000	150%
95	Mileage Reimbursement	2,000	1,400	(600)	-30%
96	Miscellaneous	3,000	4,000	1,000	33%
97	Committees	500	850	350	70%
98	Holiday House	500	500	-	0%
99	Volunteer Appreciation Day	3,000	-	(3,000)	-100%
100	Activities expense	15,000	15,000	-	0%
101	4th of July Celebration Exp	22,500	20,000	(2,500)	-11%
102	Tuition Scholarship	1,000	1,000	-	0%
103	Leaf Pickup.	31,000	31,000	-	0%
104	Marketing Programs (Pools)	600	600	-	0%
105	Social Activities	5,500	5,500	-	0%
106	Swim Team	3,500	3,500	-	0%
107	Pool Management Fee	179,500	179,500	-	0%
108	Operating Contingency	3,000	-	(3,000)	-100%
109	Subtotal	2,224,350	2,281,500	57,150	3%
110				-	
111	Net Excess (Deficit)	27,000	86,200	59,200	219%

Replacement Fund 2017 Budget

A	B	C	D	E	F
1	1 A&M	5.003	Ford F250	BCA Maintenance Bldg	40,000
2	2 A&M	5.02	Toro Z Mower		10,000
3					
4	S&E		Neighborhood Entrance Sign	Neighborhood Entrance Signs -4 @ \$2,420	9,680
5					
6	1 Misc A & E		Replacement of drainage pipe under asphalt & walkway	between Glenn Eagles & Sunday Park	13,370
7	2 TR	5.026	Replace bridge	Chimney Hse/Birnam Wds trail to Millcrest	16,600
8	3 P&R	2.02	Floating Dock at Sailing Center	Sunday Park Sailing Center	22,310
9	4 P&R	12.011	Swing set	Waterside Park	1,500
10	5 P&R	12.014	See-saw	Waterside Park	575
11	6 P&R	13.003	Siding Board	Millcrest Playground	450
12	7 P&R	13.004	Spring Riders	Millcrest Playground	725
13	8 P&R	5.001	Deck evaluation & stratification for replacement	Harbour Bluff, Harbour Pt & Waterside	39,000
14	9 P&R	5.002	2" wood decking-treated fir	Harbour Bluff Waterside Deck	
15	10 P&R	12.008	Timber bulkhead at shoreline	Waterside Park - BCA	
16	11 TR	4.001	Asphalt walkway	Genito Road to Autumn Woods	8,404
17	12 TR	3.015	Asphalt walkway	Commodore Pointe to The Landing parking lot	1,269
18	13 HP	3.019	Concrete sidewalk, exposed aggregate	Upper patio & bike pad	4,200
19	14 HP	2.006	Timber retaining wall	Upper Patio by Clubhouse - BCA	
20	15 POOL - NB	1.009	Concrete Steps to Pool - Exposed aggregate		7,500
21					
22	POOL - HP		Install dual drains on wading pool		3,750
23	POOL - HP		Replaster kiddie pool		7,500
24	POOL - NB		Install new diving board handrail set & brace		2,950
25	POOL - NB		New guard stand		1,500
26	POOL - SL		Replace skimmer in main pool		1,950
27	POOL - SL		Replaster entire pool		67,500
28					
29	TR	5.001	Asphalt walkway - Entire Path System - Repair Allowance	Trail System	19,788
30					
31	POOL - HP	5.001	Pool furnishings allowance	Harbour Pointe	1,500
32	POOL - NB	3.001	Pool furnishings allowance	North Beach Pool	2,000
33	POOL - SL	3.001	Pool furnishings allowance	St Ledgers Pool	2,500
34			TOTAL		286,521

Adopted

New Capital Fund 2017 Budget

11-01-16

notes

Street Globes
Sunday Park

New additions

25,000
undetermined
25,000