

ISHA BUDGET INFORMATION FOR 2006 BUDGET

| <u>ITEMS</u> | <u>PAGE</u> | <u>2005 BUDGET</u> | <u>2006 PROPOSAL</u> |
|---------------------|-------------|------------------------|--------------------------|
| I Income | 2, 3 | \$299,849 | \$324,680 |
| II Expenses | 4, 5 | \$293,267 | \$322,925 |
| III Ending Balances | | <u>\$6,582</u> | <u>\$1,755</u> |

KEY ASSUMPTIONS:

- 1) One new gate opener will be provided at no cost to each ISHA member, additional openers will be purchased by members
- 2) Capital Reserve Balance at Year-end will be per reserve study plus coverage for deferred items from 2005
- 3) Operating account balance at year-end will be at least \$25,000 which is one month of 2006 expenses.
- 4) Housing starts in revenue forecast are at realistic levels.

BUDGET ADVISORY GROUP

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ISHA BUDGET INFORMATION FOR 2006 BUDGET

| <u>Revenue</u> | <u>2005</u> <u>BUDGET</u> | <u>2006</u> <u>PROPOSAL</u> | |
|---------------------------------|------------------------------|--------------------------------|---|
| Association Dues | 284,659 | 302,680 | 1 |
| Sale of Remotes (400 @ \$25.00) | | 10000 | 2 |
| Mailbox Income | 5,250 | 2,000 | 3 |
| Late Fees | 1,200 | 4,000 | 4 |
| Lot Mowing Reimbursement | 3,100 | 2,500 | 5 |
| Interest Income | | 2000 | 6 |
| Website Advertising | 3,000 | 500 | |
| Misc. Income | 2,640 | 1,000 | |
| Developer Contribution | 0 | 0 | |
| Total Revenue | \$299,849 | \$324,680 | |

- 1 Based upon 8-10-05 Estimate (page 3 Matrix)
- 2 Purchases of Additional New Remotes by Owners
- 3 2 per quarter @ \$250 installation
- 4 10 per quarter @\$100 late fees
- 5 Assumes fewer lots mowed in 2006
- 6 Assumes 150,000 balance @ 3% and 2,500 of income in capital reserve

INDIAN SUMMER HOMEOWNERS ASSOCIATION
LONG-TERM REVENUE ESTIMATE - LEVEL OF DUES - 8/10/2005

| | 2004 | | | | 2005 | | | | 2006 | | | | 2007 | | | | 2008 |
|-------------------|------|-----|-----|-----|------|-----|-----|-----|------|-----|-----|-----|------|-----|-----|-----|------|
| TRACTS | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | |
| Tracts 1-4, 6 & 7 | | | | | | | | | | | | | | | | | |
| 50% | 30 | 2 | 2 | 2 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 100% | 270 | 298 | 298 | 298 | 299 | 299 | 299 | 299 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 |
| Trophy Tee 86 | | | | | | | | | | | | | | | | | |
| 0% | 19 | 19 | 19 | 19 | 19 | 19 | 15 | 15 | 12 | 10 | 8 | 6 | 4 | 2 | 0 | 0 | 0 |
| 50% | 49 | 49 | 47 | 37 | 37 | 32 | 28 | 24 | 23 | 21 | 19 | 17 | 0 | 0 | 0 | 0 | 0 |
| 100% | 18 | 18 | 20 | 30 | 30 | 35 | 43 | 47 | 51 | 55 | 59 | 63 | * 82 | 84 | 86 | 86 | 86 |
| Links 90 | | | | | | | | | | | | | | | | | |
| 0% | | | | | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 0 | 0 | 0 | 0 | 0 |
| 50% | | | | | 51 | 41 | 31 | 26 | 21 | 16 | 11 | 6 | 40 | 30 | 20 | 10 | 0 |
| 100% | | | | | 0 | 10 | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 60 | 70 | 80 | 90 |
| Totals | | | | | | | | | | | | | | | | | |
| 0% | 19 | 19 | 19 | 19 | 58 | 58 | 54 | 54 | 51 | 49 | 47 | 45 | 4 | 2 | 0 | 0 | 0 |
| 50% | 79 | 51 | 49 | 39 | 89 | 74 | 59 | 51 | 44 | 37 | 30 | 23 | 40 | 30 | 20 | 10 | 0 |
| 100% | 288 | 316 | 318 | 328 | 329 | 344 | 362 | 371 | 381 | 390 | 399 | 408 | 432 | 444 | 456 | 466 | 476 |
| Grand Total | 386 | 386 | 386 | 386 | 476 | 476 | 475 | 476 | 476 | 476 | 476 | 476 | 476 | 476 | 476 | 476 | 476 |
| | 2004 | | | | 2005 | | | | 2006 | | | | 2007 | | | | 2008 |

* 3 years since platted

ISHA BUDGET INFORMATION FOR 2006 BUDGET

| <u>SECURITY</u> | <u>2005</u> <u>BUDGET</u> | <u>2006</u> <u>BUDGET</u> |
|--|------------------------------|------------------------------|
| Security Contract | 64,000 | 66,000 |
| Gate Repair | 7,525 | 8,500 |
| Security Misc. | 2,400 | 2,000 |
| Security Signage | 2,000 | 1,800 |
| New KeyPads for Troon & Bellevita Gates | | 10 |
| New Remotes (800) | | 20,000 4 |
| Speed Control - Sheriff Patrol | <u> </u> | <u>1,500</u> |
| SubTotal | 75,925 | 99,800 |

MAINTENANCE

| | | |
|--------------------------------------|--------------|--------------|
| Grounds Contract | 45,733 | 47,100 1 |
| Landscaping/Prestwick | 10,000 | |
| General Maintenance | 7,650 | 12,000 2 |
| Lot/Area Mowing | 7,600 | 7,000 3 |
| Cleanup Common Area under Powerlines | | 3,500 |
| Timers for Sprinklers | | 3,000 |
| Electricity | 12,000 | 11,000 |
| Water | 5,040 | 3,500 |
| Street Sweeping | 2,400 | 2,400 |
| Mailboxes Installation | 5,460 | 2,000 |
| Grounds Misc. | <u>1,927</u> | <u>2,000</u> |
| SubTotal | 97,810 | 93,500 |

RESERVES

| | | |
|-------------------|---------------|---------------------|
| Capital Items | 46,500 | 67,000 5 |
| Operating Account | <u>18,500</u> | <u> </u> 6 |
| SubTotal | 65,000 | 67,000 |

ISHA BUDGET INFORMATION FOR 2006 BUDGET

| <u>ADMINISTRATIVE EXPENSES</u> | <u>2005</u> <u>BUDGET</u> | <u>2006</u> <u>BUDGET</u> | |
|---|------------------------------|------------------------------|---|
| Management - Contract | 27,456 | 36,300 | 7 |
| Admin/Board | 7,676 | 6,000 | 8 |
| Insurance | 2,500 | 4,000 | |
| Legal | 8,000 | 3,000 | |
| Audit | | 3,000 | 9 |
| Real Estate | 125 | 500 | |
| SubTotal | 45,757 | 52,800 | |
| | | | |
| <u>OTHER EXPENSES</u> | | | |
| Communications | 2,200 | 2,300 | |
| Comm/Website | 1,575 | 2,025 | |
| Nature & Historical | 2,000 | 1,800 | |
| Park Benches (2) | 2,000 | 1,200 | |
| Public Relations | <u>1,000</u> | <u>2,500</u> | |
| SubTotal | 8,775 | 9,825 | |
| | | | |
| <u>TOTAL EXPENSES (Pages 4 & 5)</u> | <u>293,267</u> | <u>322,925</u> | |

- 1 3% increase over 2005 Budget
- 2 Covers work performed on hourly basis
- 3 Links area 2000, 2500 other ISHA areas, 2500 reimb. Lots
- 4 Purchases 800 remotes, 400 will be sold
- 5 per Reserve Study
- 6 Assumes year end 2005 balance of \$25,000 (1 month of expenses)
- 7 \$4.75 monthly for 437 lots and \$825 per year month plus extras
- 8 No reserve study in 2006
- 9 Covers every other year audit
- 10 \$12,200 will be funded from Capital Reserve or Year End 2005 Budget Balance

2006 Capital Budget:

| | |
|--|-------------|
| Key Pads Replacement for Troon & Bellevita Gates (not included in Reserve Study) | \$ 12,200 * |
|--|-------------|

Capital Reserve Information:

| | |
|---|-------------------------|
| Actual Balance 7-31-05 | \$ 83,050 |
| Remaining Monthly Transfers in 2005 5 X \$5417 | <u>27,085</u> |
| | 110,135 |
| Items Deferred in 2005 which will occur in 2006 or later | |
| Bellevita Gate Replacement | 13,000 |
| Sidewalk Repairs | <u>5,000</u> |
| | 18,000 |
| Projected 2006 Starting Balance | <u><u>\$ 79,935</u></u> |
| Reserve Study 2006 Starting Balance per Reserve Study | 93,500 |
| \$'s Short to achieve Reserve Study 2006 Starting Balance | <u><u>\$ 13,565</u></u> |

| | |
|---|-------|
| Projected 2006 Funding Percent (79,935 vs \$288,141) | 27.7% |
|---|-------|

| | |
|--|-------|
| Reserve Study 2006 Plan Percent (93,500 vs \$288,141) | 32.5% |
|--|-------|

* Capital Budget Expense if year end 2005 Operating
Budget Balance doesn't equal \$25,000 plus \$12,200