

Raintree Village Homeowners Association 2019 Budget - Draft 12/9/2018

Assets	Jan - Dec 2015	Jan - Dec 2016	Jan - Dec 2017	Jan - Dec 2018	Jan - Dec 2018	Jan - Dec 2019
	Actual	Actual	Actual	Budget	Expected	Budget Draft
Current Assets						
Cash	37,397	40,949	39,101		40,102	
Accounts Receivable	4,593	4,980	2,357		1,214	
Prepaid Expenses	4,220	0	16		0	
Total Assets	<u>46,210</u>	<u>45,929</u>	<u>41,474</u>		<u>41,316</u>	
Liabilities and Members' Equity						
Current Liabilities						
Accounts Payable	0	0	2,847		0	
Prepaid Assessments	333	358	680		704	
Total Liabilities	<u>333</u>	<u>358</u>	<u>3,527</u>		<u>704</u>	
Members' Equity						
Total Members' Equity	<u>45,877</u>	<u>45,571</u>	<u>37,947</u>		<u>40,612</u>	
Total Liabilities and Members' Equity	<u>46,210</u>	<u>45,929</u>	<u>41,474</u>		<u>41,316</u>	
Revenues						
Annual Assessments	21,060	21,060	21,060	21,870	21,870	22,680
Newsletter Advertising	300	300	0	0	0	0
Raintree Village on the Park					9,610	1,652
Register of Deeds Reimbursements	0	0	0	0	30	0
Court Fee Reimbursements	0	546	428	0	246	0
Total Revenues	<u>21,360</u>	<u>21,906</u>	<u>21,488</u>	<u>21,870</u>	<u>31,756</u>	<u>24,332</u>
Expenditures						
Administrative						
Bank Charges (Returned Checks)	0	0	20	0	0	0
Bad Debts	184	66	34	0	0	0
Small Claims Court Fees	0	532	408	300	246	0
Oakland County Register of Deeds	14	14	5	10	45	10
CPA Services	1,500	1,650	1,600	1,800	750	750
Legal Services	0	0	7,906	7,000	3,358	1,000
Licenses and Permits	20	20	20	20	45	45
Office Supplies	0	32	0	100	90	100
Postage and Delivery	507	494	502	520	485	500
Printing and Reproduction	1,090	1,130	625	700	608	800
Room Rental	140	180	120	220	220	220
Voicemail	190	190	190	200	190	200
Website Domain Name and Hosting	72	76	76	76	76	76
Events (H Parade, Warming Houses)	55	0	146	150	180	300
Meals (for Park Cleanup Volunteers)	0	43	80	0	16	0
Garage Sale and Other Signs	0	307	0	0	0	150
Total Administrative	<u>3,772</u>	<u>4,734</u>	<u>11,732</u>	<u>11,096</u>	<u>6,309</u>	<u>4,151</u>
Maintenance and Repairs						
Bishop & Millay Traffic Island	292	102	144	100	127	800
Bishop Entrance Sign Allowance	26	26	26	27	27	28
Lawn Cutting	8,084	8,084	8,084	8,084	8,084	8,084
Pond Bank Restoration	0	0	49	5,000	10,100	12,800
Snow Removal	359	129	195	500	480	500
Tree Service	3,743	2,530	1,465	2,000	1,005	3,100
Tree Replacement	0	0	0	200	0	0
Fertilizer and Weed Control	1,300	1,446	1,439	1,470	1,470	1,514
Parks and Grounds - Other	844	941	1,865	1,200	298	1,000
Geese Control	0	0	0	1,150	0	0
Subdivision Entrance Signs	0	0	0	12,000	0	12,000
Clinton River Watershed Council	0	0	0	100	100	100
Total Maintenance and Repairs	<u>14,648</u>	<u>13,258</u>	<u>13,267</u>	<u>31,831</u>	<u>21,691</u>	<u>39,926</u>
Insurance						
Insurance	1,774	4,220	4,113	3,988	4,039	3,905
Total Insurance	<u>1,774</u>	<u>4,220</u>	<u>4,113</u>	<u>3,988</u>	<u>4,039</u>	<u>3,905</u>
Total Expenditures	20,194	22,212	29,112	46,915	32,039	47,982
Excess of Revenue Over Expenses	1,166	(306)	(7,624)	(25,045)	(283)	(23,650)
Members' Equity - Beginning of Year	44,711	45,877	45,571	37,947	37,947	37,664
Members' Equity - End of Year	<u>45,877</u>	<u>45,571</u>	<u>37,947</u>	<u>12,902</u>	<u>37,664</u>	<u>14,014</u>

See www.rvha.org for complete financial statements and review reports prepared by a CPA for years 2013 - 2017.