

## Minutes

### Barrington Park Board of Directors regular monthly meeting

August 13, 2015

Directors present: Greg Fraser, Charles Huggard, David Maxwell, Donna Hagblom, Elden Bodily, Pat Sanders, Sam Holman, and Steve Olsson

Others present: Deloris Lenhart, Bruce Bollinger

Quorum present. Meeting convened at 6:30 PM. Chair by Greg. Minutes by David.

Motion and second to **approve July minutes**... unanimously carried.

Park Report presented by Bruce.

\$230k in reserves... will go down in next quarter due to road and concrete repairs. Discussion of concrete vendors and bids.

Motion to **accept Miller Paving bid for paving repairs and carport striping**. Motion seconded and carried unanimously.

Report on problem accounts.

American Families insurance accepted our counter offer of \$2,300 settlement.

Compliance Committee report by Deloris.

Presented form letters used in compliance notices. Discussion of difference in opinions of interpretation of rules regarding staking out of pets. Decision was made to publish a correction to the previous newsletter regarding the rule in the following newsletter... consensus that it is allowed to stake an animal out in limited common area, while an adult is present.

Budget Committee report by Donna.

Financials and budget progress presented.

Reinvestment Fee (i.e. Transfer Fee) discussion. Budget committee recommends it be raised from \$100 to \$250.

Recommendation to increase labor budget from \$190k to \$195k.

Recommendation to get bids for windows replacement in the HOA office building.

Recommendation to remove the annual meeting prize money from the budget.

Architectural Committee report by Charlie.

Discussion about dead pine trees and an owner that wants to plant a tree by her deck.

Meeting adjourned at 7:29 PM.

Following is a compilation from emails regarding the following motion...

Motion by David:

I motion that the following resolution be adopted...

Resolved, That Clayton Haight's bid for doing concrete work here in the park at \$6.50 per foot, including tear out, replacement with rebar, and all sealed be approved for up to \$30,000 in work done in 2015.

Motion 2<sup>nd</sup> by: Sam

Motion recognized by President or Vice-President: Greg

Discussion:

Elden> Any references submitted and contacted on Mr. Haight's workmanship, other than hearsay concerning Charlie's son?

Greg> I vote for Mr. Haight. He's licensed and insured so we do have some protections.

Charlie> Just to clarify, I have contracted with Mr. Haight, in the past, and have been very pleased with the quality of his work, so the reference is from me, not hearsay. If you would like other references, I'm sure Mr. Haight can provide them.

Elden> Thanks for the clarification. In the original email only your son was referenced. A similar situation occurred when Mr. Drury was chosen as BPHOA's cement contractor. Bruce ask me if I knew a cement contractor. I told him that Mr. Drury had established a patio for my son. As you know Mr. Drury was hired to perform cement work for BPHOA. However, the relationship with Mr. Drury has not worked out well for BPHOA. As I emailed Bruce, "does history repeat itself."

Charlie> Bruce, we have all voted with the understanding that Clayton Haight is licensed and insured and I believe that is how he represented himself to us. Will you please verify that he is licensed and insured before we recognize the vote and award the contract. I don't think anyone on the board will object. Please let us know what you find out.

Elden> I did an internet search for Clayton Haight. (name of business?) No results using this name for concrete construction. However, I was contacted, not by solicitation, from a highly rated concrete contractor. He told me the bid price per foot (\$6.50) was average for the industry. Even though the vote has been completed, I vote No on the motion to approve Clayton Haight due to lack of information on workmanship and related contractor dealings with customers.

Bruce> license and insurance for vendor

Vote:

BoD name	For	Against
Greg	x	
Charles	x	
Donna	x	
David	x	
Elden		x
Matt		
Sam		
Pat	x	
Steve	x	

Vote recognized by President or Vice President (August 8<sup>th</sup>): Greg

## Barrington Park

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**From:** CLAYTON D <claytonhaight@comcast.net>  
**Sent:** Friday, August 14, 2015 9:52 AM  
**To:** Barringtonoffice@comcast.net  
**Cc:** Clayton  
**Subject:** Concrete remove and replace proposal.

Bruce I apologize for the mix up and delay on getting you this in a timely manner.

Please see attached Itemized prices and feel free to call to discuss them if you have any questions.

- 1) Driveways Approximately 400 sq / ft each (done in pairs only).

Tear out and haul off, place 1" minus crushed gravel for concrete placement \$2.00 Sq / Ft

- 2) Replace concrete with 6.0 bag exterior concrete

Place rebar at minimum 24' centers

Seal all concrete with sealer after placement to help extend life of surface. \$4.50 Sq / Ft

3 650

- 3) Steps

Remove and replace hand rail (welding tabs as discussed for reinstallation)

Drill and install reinforcement into foundation for steps

Demo and haul off concrete done in pairs only \$1,400.00 (per pair)

great price

Pour back stairs including rebar and sealing surface when complete, reinstalling hand rail  
\$3,600.00 (per pair)

- 4) Flower boxes remove planter box and haul off soil and replace with new concrete box and cap  
done in pairs only \$1,665.00 (per pair)

about the

- 5) Patio's

Remove fence and reinstall after concrete placement

remove concrete and haul off

install 1" minus gravel

drill reinforcement into foundation

Place concrete with Minimum #3 bar

seal surface after placement

pump concrete over grassed area to avoid heavy landscape damaged \$2,900.00 (per pair)

good

## Bruce Bollinger

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**From:** linda\_z001@comcast.net  
**Sent:** Monday, July 13, 2015 4:46 PM  
**To:** Bruce Bollinger  
**Subject:** BIDS IN BARRINGTON PARK

Hello Bruce,

These are estimates for the work you had Lee look at:

#1223: Driveway \$2630.00 (420') *\$626*

#4271: Driveway \$2340.00 (360') *same*

Patio: \$1700.00 (\$12.00 SQ FT - WHEELED AND SHORT LOAD) *High*

Tear out and fill in planter: \$850.00 *about the same*

Thanks,

Linda (for Lee)

Call 801-205-2301 or 385-215-0771 if you have questions. Have a great day!



## August 2015 Park Report

Job Order Status 127new requests 121 closed, 43 still open, an increase of 6. Of the 43 still open, 20 are over two weeks.12 are future funding cement. (Counter 9983)

### Grounds - & Buildings

1. Work Orders – Continue
2. Lawn Care – Weekly – Water staying at 100% of clock times.
3. 2<sup>nd</sup> Shrub Trimming of season started.
4. Sprinklers – Repairs on going – Some lateral leaks.
5. Pool – No issues- one complaint about closure.
6. Solar Panel underside painting complete.
7. Deck staining ongoing with new product – Deck O Seal.
8. Plaster repair ongoing.
9. Patio seko flex continuing.
10. Fence repair on Whitby Court (vandals cut fence)
11. Garbage truck damaged rain gutter on Abby Court now replaced.
12. Winfield & Norwalk storm drain water pump is operational. Was down due to electrical issue in generator room.
13. Emergency generator starter has been rebuilt and is unit again operational
14. Red truck back in full service.
15. 3 Call outs. 2 sprinklers , 1 pool

### New Folks -

- 4321 Abby                      Leavitt                      (Hunter)
- 4275 Hemingford              Kim                              (Frew)

### Office -

- Bid on Tennis courts repair received. Waiting for references. Will try to find new company.
- 1 Cement contractor bid
- Asphalt contractors for sealing and coating, 2 bids.
- Bobcat, 1 offer, low.
- Attorney has sent letter to Drury Construction regarding damage.

### Board Decisions –

9:24 PM

08/12/15

Accrual Basis

**Barrington Park HOA**  
**Cash Asset Accounts**  
As of August 12, 2015

	Aug 12, 15
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Utah First Credit Union	
Barrington Park Homeowners Assn	178,871.13
Utah First CU Reserve Account	230,946.42
Utah First CU Savings	52.18
Total Utah First Credit Union	409,869.73
Total Checking/Savings	409,869.73
Accounts Receivable	
Accounts Receivable	44,239.19
Total Accounts Receivable	44,239.19
Other Current Assets	
Undeposited Funds	1,137.00
Total Other Current Assets	1,137.00
Total Current Assets	455,245.92
<b>TOTAL ASSETS</b>	<b>455,245.92</b>
<b>LIABILITIES &amp; EQUITY</b>	<b>0.00</b>

### Barrington Park Reserve Account

30 Sept 14	Reserve expenses withdrawn	(37,943.20)	184,499.59
1 Oct 14	Transfer from prior year operating	40,510.17	225,009.76
31 Oct 14	Monthly Reserve Payment	11,250.00	236,259.76
30 Nov 14	Monthly Reserve Payment	11,250.00	247,509.76
31 Dec 14	Monthly Reserve Payment	11,250.00	258,759.76
31 Dec 14	Interest Received	125.33	258,885.09
31 Dec 14	Reserve Expenses with drawn	(65,524.32)	193,360.77
31 Jan 15	Monthly Reserve Payment	11,250.00	204,610.77
28 Feb 15	Monthly Reserve Payment	11,250.00	215,860.77
31 Mar 15	Monthly Reserve Payment	11,250.00	227,110.77
31 Mar 15	Interest Received	142.23	227,253.00
31Mar 15	Reserve Expenses withdrawn	(24,307.12)	202,945.88
30 Apr 15	Monthly Reserve Payment	11,250.00	214,195.88
31 May 15	Monthly Reserve Payment	11,250.00	225,445.88
30 Jun 15	Monthly Reserve Payment	11,250.00	236,695.88
30 Jun 15	Interest Received	143.90	236,839.78
30 Jun 15	Reserve Expenses withdrawn	(2,446.03)	234,393.75

Reserve Payment calculation: \$135,000.00 budget expenditures / 278 unit = 485.61 annual per unit/  
 12months = 40.47 month per unit x 278 = 11,249.99 . Rounded to 11,250.00.

**Barrington Park HOA**  
**Income and Expense Report**  
 October 2014 through July 2015

	Oct '14 - Jul 15
Ordinary Income/Expense	
Income	
Common Area Assessment	528,777.30
Fee Income	
Gazebo/Office Rental	-106.06
Late Payment Charges	4,375.00
Parking Permit Fees	825.00
Reinvestment Fee	2,300.00
Special Handling Fees	374.00
Total Fee Income	7,767.94
Finance Charges	1,183.77
Interest Income	413.04
Other Income	
Earned Discount	383.47
Fines	2,683.00
Recycling Paper	50.40
Total Other Income	3,116.87
RV Park Rentals	4,950.00
Total Income	546,208.92
Gross Profit	546,208.92
Expense	
Equipment Expenses	
Equipment Rental	742.51
Fuel, Trucks	2,070.80
Fuel, Grounds Equipment	2,252.05
Repairs, Parts & Service	11,313.46
Total Equipment Expenses	16,378.82
Insurance	
Com Fid Bond	1,796.00
Commercial Package Policy	29,416.92
Total Insurance	31,212.92
Labor Cost	
Labor Costs, Contract	150,005.77
Pool Monitors	5,603.26
Total Labor Cost	155,609.03
Maintenance Shop	
Bench Stock	772.44
Tools	483.21
Total Maintenance Shop	1,255.65
Maintenance, Grounds	
Fence Repair	805.74
Fertilizer	4,500.00
Garbage Disposal	
Dump Fees	935.44
Pet Station Supplies	2,143.18
Garbage Disposal - Other	18,820.29
Total Garbage Disposal	21,898.91



# Barrington Park HOA

## Income and Expense Report

### October 2014 through July 2015

	Oct '14 - Jul 15
Lighting, Grounds	1,242.75
Pest Control	628.54
Playground	92.86
Road & Sidewalk Repair	1,867.71
Sprinkle Parts	3,882.27
Top Soil & Fill	239.63
Tree & Shrub Service	6,964.60
<b>Total Maintenance, Grounds</b>	<b>42,123.01</b>
<b>Maintenance, Owner Buildings</b>	
Association Building Repairs	2,784.35
Damage Costs	1,224.47
Deck Maintenance	417.95
Paint & Supplies	120.59
Rain Gutter Repair	610.82
Resident Owned Repairs	610.13
Roof Repair	2,043.29
<b>Total Maintenance, Owner Buildings</b>	<b>7,811.60</b>
<b>Maintenance, Pool</b>	
Chemicals & Supplies	3,491.41
Licenses and Permits	416.00
<b>Total Maintenance, Pool</b>	<b>3,907.41</b>
<b>Management Fees</b>	
Management Company	57,530.00
<b>Total Management Fees</b>	<b>57,530.00</b>
<b>Office Expenses</b>	
Audit (Independent)	5,200.00
Copy & Printing	198.71
Key & Lock Services	-109.78
Legal Services	5,925.02
Network & Computer Costs	769.98
Office Supplies	1,210.14
Postage	538.98
<b>Total Office Expenses</b>	<b>13,733.05</b>
<b>Taxes</b>	
Federal	84.00
Property, vehicle	144.81
State	14.00
<b>Total Taxes</b>	<b>242.81</b>
<b>Uncategorized Expenses</b>	<b>555.74</b>
<b>Utilities</b>	
Electricity	
Item 01 Lights on 1300 W	762.95
Item 02 Aux Gen Room	984.47
Item 03 Office	2,438.55
Item 04 Sewer Pumps	2,007.47
Item 05 RV Lot	1,843.71
Item 07 Lights West Carport	534.12
Item 08 Middlepond Fountain	283.42
Item 09 Rearpond Fountain	654.48
Item 10 Maintenance Bldg	1,495.01
Item 12 Winfield Street Lights	188.51
<b>Total Electricity</b>	<b>11,192.69</b>

9:27 PM

08/12/15

Accrual Basis

**Barrington Park HOA**  
**Income and Expense Report**  
 October 2014 through July 2015

	Oct '14 - Jul 15
<b>Gas</b>	
Gas Brunswick Court	300.46
Gas Darby Castle Way	446.94
<b>Total Gas</b>	747.40
<b>Storm Drain</b>	40.00
<b>Telephone</b>	
Tele Office	1,240.17
<b>Total Telephone</b>	1,240.17
<b>Water</b>	
Water Darby Castle Way	180.03
Water Darby Court	6,508.24
Water Maintenance Building	129.19
Water Middlesex	5,619.71
<b>Total Water</b>	12,437.17
<b>Total Utilities</b>	25,657.43
<b>Vandalism</b>	28.66
<b>Write Off Account</b>	19,251.39
<b>Z Reserve Account Expenses</b>	
Deck, Renovation	2,446.03
Fence, Replacement	25,525.81
Grounds/Ponds/Misc.	2,898.84
Pool Equipment & Renovation	1,844.15
Roof Replacement	61,406.79
<b>Total Z Reserve Account Expenses</b>	94,121.62
<b>Total Expense</b>	469,419.14
<b>Net Ordinary Income</b>	76,789.78
<b>Net Income</b>	76,789.78



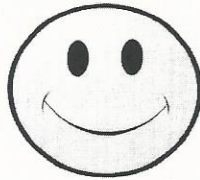
# Barrington Park HOA Problem Accounts

August 13, 2015

Last Name	First Name	Balance Total	Account No.	
Bank	Bank	718.12	4304 Whitby Court (Bank)	Bank Notified
Bank	Bank	2,154.26	4308 Haverford (Bank)	Bank Contact made
Davis	Harry	7,824.55	4304 Arden Court	Awaiting Bank
Escalante	Noelia	1,174.57	4320 Haverford Court	Discharged
Escalante	Noelia	1,972.27	4320 Haverford Court (SA)	Discharged
Jellings	Dianne	3,337.63	1184 Southampton Dianne	Attny Hold
Johnson	Krystal	3,906.43	4314 Abby Court	Bankruptcy, Down
Maroney	Patrick	479.39	4316 Abby Court	Lien Started
Maughan (O)	Susan B.	777.89	1231 Norwalk Road	Down \$600
Padilla-Lindsay	Barbara	2,069.98	4308 Haverford Court	Write off
Pehrson	Stephen	728.00	4320 Arden Court	Lien on, Contact
Pitts	Brittany	1,433.75	4304 Whitby Court	Probable write off
Trinh	Eleanor	1,055.91	4301 Rugby Court	Attny, Down
Woodruff/Lawson	Ryley/Lindsey	1,165.13	1192 Norwalk Road (SA)	Attny
Woodruff/Lawson	Ryley/Lindsey	6,049.70	1192 Norwalk Road (Woodruff Lawso	Attny

34,847.58

DOWN \$1715.51



LETTERS WRITTEN FOR OVER A YEAR

YEAR MONTH	GARBAGE CANS	WEEDS	OIL	PETS	MISC	TOTAL
Jun-14	11	13	1	5	3	33
Jul-14	13	4	0	1	5	23
Aug-14	13	10	5	5	4	37
Sep-14	3	4	5	0	3	15
Oct-14	8	0	0	1	1	10
Nov-14	2	0	2	0	0	4
Dec-14	3	0	0	3	1	7
Jan-15	13	0	2	1	0	16
Feb-15	4	0	1	2	0	7
Mar-15	10	0	3	3	1	17
Apr-15	3	0	1	7	1	12
May-15	9	0	0	2	3	14
Jun-15	10	25	1	0	6	42
Jul-15	18	15	1	1	6	41
TOTALS	120	71	22	31	34	278

Miscellaneous includes: Broken windows, garage doors, and blinds; unlicensed and repair of vehicles in driveway; speeding; loud noises & fighting; filling of mail boxes with sand and other unsupervised activities; storage of junk or miscellaneous items on driveway, in carports; etc.

Fines: Included in above approximately 21 garbage cans and 14 pets, also a couple for oil. Some were appealed and license revoked.

## COURTESY LETTER

July 20, 2015



Re: Unsupervised Children - 

Dear Homeowner,

This letter is sent to you as a courtesy notice about a violation of the community's governing documents. It was noted on July 13 & July 17<sup>th</sup> late morning your children and other children were up at the playground without supervision of someone 16 or older. There were eight to ten youngsters playing and with that many an accident could very easily occur. This falls under Barrington Park HOA Rules dated July 22, 2014.

Your attention to the above mentioned items is greatly appreciated. Further violations within a six month period will result in monetary penalties.

**Action to resolve:** Please arrange to have supervision with your young children as we do not want them to be hurt while playing.

As part of the resolution process, please complete and return the enclosed violation response form that outlines your plans regarding the resolution of the problem as soon as possible. If you feel that you have received this letter in error, or have further questions or concerns regarding this matter, please contact Deloris at (801) 265-0580 or via e-mail at [delorislenhart@hotmail.com](mailto:delorislenhart@hotmail.com).

Thank you in advance for your cooperation and continued support of the Association's governing documents.

Sincerely,  
Barrington Park Homeowners Association

Deloris Lenhart  
Compliance Committee Chairperson

Barrington Park Homeowners Association  
1245 Darby Castle Way  
Taylorsville, UT 84123  
Phone: 801-263-3628

**VIOLATION RESPONSE FORM**

(For your protection, telephone calls are not considered a documented response. You may submit your response by mailing to the above address, dropping in either of the two drop boxes, or faxing to 801-263-4303.

DATE: July 20, 2015

NAME: [REDACTED]

TELEPHONE NUMBER:

PROPERTY ADDRESS: [REDACTED]

VIOLATION: Unsupervised children at the playground.

**PLEASE CHECK ONE**

\_\_\_\_\_ The violation at my property has been corrected. Please conduct an inspection to verify compliance.

\_\_\_\_\_ Yes, I or my representative would like to discuss the violation that currently has been reported at my property with the Compliance Committee.

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## COURTESY LETTER

June 19, 2015

Re: Oil On Driveway At [REDACTED]

Dear Homeowner,

This letter is sent to you as a courtesy notice about a violation of the community's governing documents. It was noted on June 19<sup>th</sup> that there is oil on your driveway at [REDACTED] as per Barrington Park HOA Rules.

It is in the best interest of the community that we maintain a neat, attractive and well manicured appearance. Your attention to the above mentioned items is greatly appreciated. Another violation within a six month period will result in monetary penalties.

**Action to resolve:** In order to keep the driveway clean, please acquire an oil drip pan so it can be put in the garage when the vehicle is not in the driveway. Please clean up oil by June 30<sup>th</sup>.

As part of the resolution process, please complete and return the enclosed violation response form that outlines your plans regarding the resolution of the problem as soon as possible. If you feel that you have received this letter in error, or have further questions or concerns regarding this matter, please contact Deloris at (801) 265-0580 or via e-mail at [delorislenhart@hotmail.com](mailto:delorislenhart@hotmail.com).

Thank you in advance for your cooperation and continued support of the Association's governing documents.

Sincerely,  
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Deloris Lenhart  
Compliance Committee Chairperson

Barrington Park Homeowners Association  
1245 Darby Castle Way  
Taylorsville, UT 84123  
Phone: 801-263-3628

### **VIOLATION RESPONSE FORM**

(For your protection, telephone calls are not considered a documented response. You may submit your response by mailing to the above address, dropping in either of the two drop boxes, or faxing to 801-263-4303.

DATE: June 19, 2015

NAME: 

TELEPHONE NUMBER:

PROPERTY ADDRESS: 

VIOLATION: Oil on driveway, list of cleaning solutions has been published, oil drip pan is advised.

### **PLEASE CHECK ONE**

\_\_\_\_\_ The violation at my property has been corrected. Please conduct an inspection to verify compliance.

\_\_\_\_\_ Yes, I or my representative would like to discuss the violation that currently has been reported at my property with the Compliance Committee.

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_



June 1, 2015



Re: Cat Fine

Dear Homeowner,

On May 26th, a letter was sent regarding your cat being out without a leash and being a nuisance. Your cat was seen again loose on Saturday, June 1 at 9:00 AM. This is against the CC&R's, Article III, Item 9, dated January 10, 2014 and HOA Synopsis of the CC&R's dated July 22, 2014. The Board of Directors has therefore imposed a \$100.00 fine on you for leaving your cat outside without a leash and being a nuisance.

We find no pleasure in assessing fines or being confrontational; however, we have accepted the responsibility to enforce the CC&Rs and implement rules in order to maintain Barrington Park at a standard which the majority of homeowners expect. Hopefully you understand our concern and required action.

You have the right to take this matter to the Appeals Committee if you feel you are being treated unfairly by this action.

Sincerely,  
Barrington Park Homeowners Association

Deloris Lenhart  
Compliance Committee Chairperson

July 10, 2015

Re: Garbage Can Fine

Dear Homeowner,

You received a courtesy letter dated June 1, 2015 and on June 5<sup>th</sup> you received a fine as your garbage regarding your garbage can being left out side after garbage day. On July 10th, your garbage can was still outside on the street at your unit at [REDACTED] and a \$100.00 fine is being imposed for non compliance of Barrington Parks Rules & Regulations. Garbage cans may be put out on Wednesday evening and must be returned to garage or front of carport by Thursday evening or when the trash company picks up due to holidays.

We find no pleasure in assessing fines or being confrontational; however, we have accepted the responsibility to enforce the CC&Rs and rules in order to maintain Barrington Park at a standard which the majority of homeowners expect. Hopefully you understand our concern and required action.

You have the right to take this matter to the Appeals Committee if you feel you are being treated unfairly by this action. Notify the office if you wish to do so.

Sincerely,  
Barrington Park Homeowners Association

Deloris Lenhart  
Compliance Committee Chairperson

		Last 12 Months	3 year Avg 12-14	Committee Approved
<b>Income</b>				
Common Area Assessment				
Common Area Assessment - Other	\$ 633,799.00	\$ 628,007.00	\$ 633,799.00	
Total Common Area Assessment	\$ 633,799.00	\$ 628,007.00	\$ 633,799.00	
Fee Income				
Late Payment Charges	\$ 5,175.00	\$ 5,628.81	\$ 4,000.00	
Chair Fund	\$ (31.06)	\$ 138.15	\$ 150.00	
Maintenance	\$ 252.00	\$ 191.32		
Parking Permit Fees	\$ 1,025.00	\$ 437.25	\$ 500.00	
Returned Check Fees		\$ 107.25		
Special Handling Fees	\$ 374.00	\$ 620.49		
Transfer Fees	\$ 2,900.00	\$ 2,640.00	\$ 2,000.00	
Total Fee Income	\$ 9,694.94	\$ 9,763.27	\$ 6,650.00	
Interest Income	\$ 3,285.08	\$ 4,564.00	\$ 3,000.00	
Other Income				
Donations		\$ 0.33		
Earned Discount	\$ 388.00	\$ 305.00	\$ 250.00	
Fines	\$ 3,283.00	\$ 1,707.00	\$ 1,500.00	
Recycling Paper	\$ 50.00	\$ 80.00	\$ 75.00	
Total Other Income	\$ 3,721.00	\$ 2,092.33	\$ 1,825.00	
RV Park Rentals	\$ 5,950.00	\$ 5,808.00	\$ 5,950.00	
Total Income	\$ 649,443.94	\$ 645,670.60	\$ 651,224.00	
<b>Expense</b>				
Equipment Expenses				
Equipment Rental	\$ 742.00	\$ 263.24	\$ 600.00	
Fuel, Trucks	\$ 2,539.00	\$ 3,537.73	\$ 3,500.00	
Fuel, Grounds Equipment	\$ 3,058.00	\$ 3,640.29	\$ 3,500.00	
Repairs, Parts & Service	\$ 11,952.00	\$ 5,665.20	\$ 6,000.00	
Total Equipment Expenses	\$ 18,291.00	\$ 13,106.46	\$ 13,600.00	
Insurance				
Auto Insurance				
Commercial Package Policy	\$ 29,416.00	\$ 29,417.78	\$ 30,000.00	
Excess Commercial Earthquake Po				
Fidelity Bond	\$ 1,796.00	\$ 625.35	\$ 1,900.00	
Total Insurance	\$ 31,212.00	\$ 30,043.13	\$ 31,900.00	
Labor Cost				
Labor Costs, Contract	\$ 179,863.00	\$ 172,666.67	\$ 190,000.00	
Pool Monitors	\$ 8,216.00	\$ 8,341.86	\$ 8,500.00	
Total Labor Cost	\$ 188,079.00	\$ 181,008.53	\$ 198,500.00	
Maintenance, Grounds				
Fence Repair	\$ 1,849.00	\$ 1,487.04	\$ 1,500.00	
Fertilizer	\$ 6,000.00	\$ 6,756.75	\$ 6,500.00	
Garbage Disposal				



		Last 12 Months	3 year Avg 12-14	Committee Approved
	Dump Fees	\$ 1,009.00	\$ 1,216.53	\$ 1,200.00
	Pet Station Supplies	\$ 2,143.00	\$ 1,106.45	\$ 1,200.00
	Garbage Disposal - Other	\$ 22,623.00	\$ 22,425.27	\$ 23,000.00
	<b>Total Garbage Disposal</b>	\$ 25,775.00	\$ 24,748.25	\$ 25,400.00
	Lighting, Grounds	\$ 1,454.00	\$ 1,919.94	\$ 1,500.00
	Pest Control	\$ 743.00	\$ 549.64	\$ 1,000.00
	Playground	\$ 93.00	\$ 27.17	
	Pond Maintenance		\$ 1,064.10	\$ 1,200.00
	Road & Sidewalk Repair	\$ 1,868.00	\$ 1,573.07	\$ 1,800.00
	Snow Removal & Deicer		\$ 1,175.90	\$ 1,200.00
	Sprinkle Parts	\$ 4,404.00	\$ 2,909.17	\$ 3,500.00
	Top Soil & Fill	\$ 316.00	\$ 1,939.00	\$ 1,000.00
	Tree & Shrub Service	\$ 7,390.00	\$ 7,244.41	\$ 8,000.00
	Maintenance, Grounds - Other	\$ -		
	<b>Total Maintenance, Grounds</b>	\$ 49,892.00	\$ 51,394.44	\$ 52,600.00
	<b>Maintenance, Owner Buildings</b>			
	Association Building Repairs	\$ 2,792.00	\$ 1,066.68	\$ 1,500.00
	Damage Costs	\$ 1,224.00	\$ 3,533.71	\$ 3,000.00
	Deck Maintenance	\$ 464.00	\$ 984.02	\$ 600.00
	Paint & Supplies	\$ 274.00	\$ 224.59	\$ 300.00
	Rain Gutter Repair	\$ 1,511.00	\$ 259.73	\$ 500.00
	Resident Owned Repairs	\$ 1,143.00	\$ 2,916.53	\$ 3,000.00
	Roof Repair	\$ 2,396.00	\$ 2,421.87	\$ 3,000.00
	<b>Total Maintenance, Owner Buildings</b>	\$ 9,804.00	\$ 11,407.13	\$ 11,900.00
	<b>Maintenance, Pool</b>			
	Chemicals & Supplies	\$ 3,577.00	\$ 3,404.18	\$ 3,500.00
	Licenses and Permits	\$ 416.00	\$ 499.29	\$ 500.00
	<b>Total Maintenance, Pool</b>	\$ 3,993.00	\$ 504.33	\$ 4,000.00
	<b>Maintenance, ShopTools &amp; Hardw</b>	\$ 1,348.00	\$ 3,315.67	\$ 2,000.00
	<b>Management Fees</b>			
	Management Company	\$ 67,990.00	\$ 66,133.65	\$ 68,000.00
	<b>Total Management Fees</b>	\$ 67,990.00	\$ 66,133.65	\$ 68,000.00
	<b>Office Expenses</b>			
	Audit (Independent) and tax prep	\$ 5,200.00	\$ 5,245.57	\$ 5,500.00
	Bank Service Charges		\$ 160.98	
	Copy & Printing	\$ 199.00	\$ 676.86	\$ 250.00
	Key & Lock Services	\$ (125.00)	\$ 21.39	\$ -
	Legal Services	\$ 5,261.00	\$ 6,958.86	\$ 5,000.00
	Network & Computer Costs	\$ 921.00	\$ 1,279.64	\$ 1,200.00
	Office Supplies	\$ 1,210.00	\$ 412.15	\$ 1,000.00
	Postage	\$ 539.00	\$ 795.07	\$ 700.00
	<b>Total Office Expenses</b>	\$ 13,205.00	\$ 15,550.52	\$ 13,650.00
	<b>Federal</b>			
	Property,vehicle	\$ 145.00	\$ 149.30	\$ 150.00
	<b>State</b>			
	<b>Total Taxes</b>	\$ 145.00	\$ 149.30	\$ 150.00

			Last 12 Months	3 year Avg 12-14	Committee Approved
		Utilities			
		Electricity			
		Aux Gen Room	\$ 1,113.00	\$ 878.46	\$ 1,200.00
		Lights on 1300 W	\$ 989.00	\$ 905.99	\$ 1,100.00
		Maintenance Bldg	\$ 1,710.00	\$ 1,595.86	\$ 2,000.00
		Lights West Carport	\$ 638.00	\$ 402.22	\$ 700.00
		Middlepond Fountain	\$ 308.00	\$ 527.05	\$ 350.00
		Office	\$ 3,204.00	\$ 3,252.21	\$ 3,900.00
		Rearpond Fountain	\$ 785.00	\$ 412.35	\$ 800.00
		RV Lot	\$ 2,162.00	\$ 1,966.57	\$ 2,300.00
		Sewer Pumps	\$ 2,217.00	\$ 2,177.66	\$ 2,500.00
		Winfield Street Lights	\$ 224.00	\$ 199.31	\$ 250.00
		Total Electricity	\$ 13,350.00	\$ 12,317.68	\$ 15,100.00
		Gas			
		Gas Brunswick Court	\$ 316.00	\$ 303.96	\$ 360.00
		Gas Darby Castle Way	\$ 898.00	\$ 1,499.65	\$ 1,200.00
		Total Gas	\$ 1,214.00	\$ 1,803.61	\$ 1,560.00
		Storm Drain	\$ 48.00	\$ 44.92	\$ 48.00
		Telephone			
		Tele Maint		\$ 489.25	
		Tele Office	\$ 1,364.00	\$ 1,499.65	\$ 1,500.00
		Total Telephone	\$ 1,364.00	\$ 1,988.90	\$ 1,500.00
		Water			
		Water Darby Castle Way	\$ 233.00	\$ 375.89	\$ 300.00
		Water Darby Court	\$ 10,845.00	\$ 13,291.01	\$ 15,000.00
		Water Maintenance Building	\$ 149.00	\$ 102.29	\$ 150.00
		Water Middlesex	\$ 9,331.00	\$ 12,297.59	\$ 12,000.00
		Total Water	\$ 20,558.00	\$ 26,066.78	\$ 27,450.00
		Total Utilities	\$ 36,534.00	\$ 42,221.89	\$ 45,610.00
		Bad Debts	\$ 19,251.00	\$ 960.01	\$ 10,000.00
		Vandalism	\$ 41.00	\$ 391.32	\$ 500.00
		Total Expense	\$ 439,737.00	\$ 416,141.46	\$ 452,410.00
		Net Ordinary Income	\$ 209,706.94	\$ 229,529.14	\$ 198,814.00

Reserve Account	Expenses			
	Emergency Fund	\$ 15,000.00	\$ 4,862.88	\$ 15,000.00
	Fence, Replacemenmt	\$ 25,526.00	\$ 31,238.69	
	Flower Boxes		\$ 1,864.50	
	Landscaping & Ponds	\$ 2,899.00	\$ 300.54	\$ 2,000.00
	Garage Doors 1/2 costs	\$ -	\$ 127.22	
	Major Equipment		\$ 3,686.72	\$ 6,500.00



		Last 12 Months	3 year Avg 12-14	Committee Approved
	Patio & Cement	\$ 29,738.00	\$ 31,160.42	\$ 30,000.00
	Playground equipment		\$ 897.80	
	Pool	\$ 1,844.00	\$ 13,771.06	
	Renovation Touch up	\$ -		
	Roof Replacement	\$ 68,692.00	\$ 57,153.19	\$ 75,000.00
	Streets & Sidewalks		\$ 396.00	
	Sprinklers		\$ 1,155.00	\$ -
	Deck repalcement	\$ 2,446.00	\$ 6,576.00	
		\$ 146,145.00	\$ 153,190.02	\$ 128,500.00

	\$ 63,561.94	\$ 70,314.00
	\$ -	