



**Land Owners Association of Ladd landing, Inc.**

**Operating Fund  
and  
Roadway Reserve Fund**

**2019**

**ADOPTED BUDGETS**

**Presentation at Annual Meeting  
January 8, 2019**

<b>Land Owners Association of Ladd Landing, Inc.</b>		
<b>2019 Operating Budget - Summary</b>		
January - December 2019		
	<b>Total</b>	<b>Percent</b>
<b>Income</b>		
4000 Assessments Invoiced	85,250.00	100.0%
<b>Total Income</b>	<b>\$ 85,250.00</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>\$ 85,250.00</b>	
<b>Expenses</b>		
5100 Bad Debts	2,000.00	2.3%
5200 Bank Charges	200.00	0.2%
5500 Hospitality	350.00	0.4%
5600 Insurance	3,033.00	3.6%
5800 Legal & Professional Fees	2,350.00	2.8%
5840 Litigation - Court Costs	1,000.00	1.2%
6000 O & M - Amenities	24,201.00	28.4%
7000 O & M - Common Areas (ex. Amenities)	30,676.00	36.0%
7080 O & M - Ladd Landing Blvd	4,000.00	4.7%
7100 General & Administrative Expenses	12,615.00	14.8%
7170 Outside Services	1,000.00	1.2%
7450 Repair & Maintenance	200.00	0.2%
7500 Supplies & Materials	125.00	0.1%
9000 Special Projects - Contingencies	3,500.00	4.1%
<b>Total Expenses</b>	<b>\$ 85,250.00</b>	<b>100.0%</b>
<b>Net Operating Income</b>	<b>\$ 0.00</b>	
<b>Net Income</b>	<b>\$ 0.00</b>	

<b>2019 Annual Operating Expense Budget - Fees by Land Owner Type</b>						
<b>Adopted - No Change from 2018</b>						
<b>Breakout of Differential Fees per Land Owner Lot Type</b>			<b>2018</b>	<b>2019</b>	<b>Increase</b>	
<b>Lot UNITS</b>			<b>Fee</b>	<b>Fee</b>	<b>(Decrease)</b>	<b>%</b>
			<b>/ Unit</b>	<b>/ Unit</b>		
29	Res Lot (A) - maint front sidestreets		\$592	\$592	0	0.0%
50	Res Lot (A) - non-maint front; s-streets		\$665	\$665	0	0.0%
9	Res Lot (A) - non-mowed sidestreets		\$592	\$592	0	0.0%
16	Res Condominium Units		\$592	\$592	0	0.1%
34	Business Condominium Units		\$592	\$592	0	0.1%

<b>Land Owners Association of Ladd Landing, Inc.</b>			
<b>Operating Budget - Year over Year Comparison</b>			
January - December 2018 v 2019			
	<b>2018</b>	<b>2019</b>	<b>Increase</b>
	<b>Total</b>	<b>Total</b>	<b>(Decrease)</b>
<b>Income</b>			
4000 Assessments Invoiced			
4001 Fees Billed - Operating Income	85,662.00	85,250.00	(412)
<b>Total 4000 Assessments Invoiced</b>	<b>\$ 85,662.00</b>	<b>\$ 85,250.00</b>	
<b>Total Income</b>	<b>\$ 85,662.00</b>	<b>\$ 85,250.00</b>	
<b>Gross Profit</b>	<b>\$ 85,662.00</b>	<b>\$ 85,250.00</b>	
<b>Expenses</b>			
5100 Bad Debts	2,000.00	2,000.00	0
5200 Bank Charges	200.00	200.00	0
5500 Hospitality	450.00	350.00	(100)
5600 Insurance	2,724.00	3,033.14	309
<b>5800 Legal &amp; Professional Fees</b>			
5810 Accounting Fees	300.00	300.00	0
5820 Attorney Fees	2,000.00	2,000.00	0
5890 Filing, Other Fees	50.00	50.00	0
<b>Total 5800 Legal &amp; Professional Fees</b>	<b>\$ 2,350.00</b>	<b>\$ 2,350.00</b>	0
5840 Litigation & Court Costs	\$ 2,000.00	1,000.00	(1,000)
5950 Miscellaneous Reimbursements	0.00	0.00	0
<b>6000 O &amp; M - Amenities</b>			
<b>6100 Club House</b>			
6110 Cleaning	\$ 4,000.00	3,500.00	(500)
6120 Repairs & Maintenance	\$ 200.00	600.00	400
6130 Supplies & Materials	\$ 200.00	200.00	0
6140 Equipment & Fixtures	\$ 200.00	1,000.00	800
6190 Miscellaneous	\$ 100.00	0.00	(100)
<b>6200 Pool</b>			
6205 Pool Area Cleaning	\$ 500.00	500.00	0
6210 Pool Service	\$ 2,500.00	2,200.00	(300)
6220 Repairs & Maintenance	\$ 1,000.00	1,000.00	0
6230 Supplies & Materials	\$ 1,500.00	500.00	(1,000)
6240 Equipment & Fixtures	\$ 0.00	0.00	0
6250 Outside Services - Open & Close	\$ 1,500.00	1,500.00	0
6290 Miscellaneous	\$ 0.00	0.00	0
6300 Landscaping	\$ 500.00	800.00	300
6400 Pest Control	\$ 300.00	300.00	0
6500 Security	\$ 2,800.00	1,500.00	(1,300)
6600 Telecommunications	\$ 2,000.00	2,000.00	0
6700 Utilities		0.00	0
6714 Utilities - Elec	\$ 3,000.00	3,000.00	0
6715 Utilities - Gas	\$ 600.00	700.00	100
6716 Utilities - Water, Sewer & Trash	\$ 500.00	500.00	0
6726 Utilities - Water - Pool	\$ 300.00	200.00	(100)
6800 Insurance	\$ 0.00	0.00	0
6900 Management Contract	\$ 0.00	0.00	0
6950 Inspections; Fees; etc.	\$ 400.00	350.00	(50)
6990 Club House/Pool Reserve - Repair & Replacement	\$ 1,913.00	3,850.50	1,938
<b>Total 6000 O &amp; M - Amenities</b>	<b>\$ 24,013.00</b>	<b>\$ 24,200.50</b>	188

<b>Land Owners Association of Ladd Landing, Inc.</b>			
<b>Operating Budget - Year over Year Comparison</b>			
January - December 2018 v 2019			
	<b>2018</b>	<b>2019</b>	<b>Increase</b>
	<b>Total</b>	<b>Total</b>	<b>(Decrease)</b>
<b>7000 O &amp; M - Other Common Areas (ex. Amenities)</b>			
<b>7040 Landscape Maintenance</b>			
7041 Mowing	14,000.00	14,000.00	(0)
7042 Mulching	5,000.00	5,000.00	0
7043 Trimming Bushes	1,500.00	1,500.00	0
7044 Weed Control	200.00	500.00	300
7045 Fertilizing Contractor	100.00	0.00	(100)
7046 Tree Cutting	500.00	500.00	0
7047 Irrigation	0.00	0.00	0
7048 Decorative	200.00	0.00	(200)
<b>Total 7040 Landscape Maintenance</b>	<b>\$ 21,500.00</b>	<b>\$ 21,500.00</b>	0
<b>7050 Gate Operations &amp; Maintenance</b>			
7051 Gate Equipment	\$ 0.00	0.00	0
7052.1 Gate Communications & Utilities - High St	2,000.00	2,000.00	0
7052.1 Gate Communications & Utilities - Northbridge	2,900.00	2,500.00	(400)
7053 Gate Maintenance & Repairs	500.00	1,000.00	500
7059 Gate Reserve - Repair & Replacement	\$ 980.00	1,176.07	196
<b>Total 7050 Gate Operations &amp; Maintenance</b>	<b>6,380.00</b>	<b>6,676.07</b>	<b>296</b>
<b>Total 7060 Private Roadway Operations &amp; Maintenance</b>	<b>3,500.00</b>	<b>2,500.00</b>	<b>(1,000)</b>
<b>Total 7000 O &amp; M - Other Common Areas (ex. Amenities)</b>	<b>\$ 31,380.00</b>	<b>\$ 30,676.07</b>	<b>(704)</b>
<b>7080 O &amp; M - Ladd Landing Blvd</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0</b>
7085 Ladd Landing Blvd Cleanup	500.00	500.00	0
<b>Total 7080 O &amp; M - Ladd Landing Blvd</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>	<b>0</b>
<b>7100 G&amp;A and Office Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
7105 Bookkeeping Services	8,000.00	8,000.00	0
7110 O.O.S. Contract Services	2,000.00	2,500.00	500
7115 Software Services	665.00	1,015.00	350
7120 Office Supplies	375.00	200.00	(175)
7130 Postage & Mailing	200.00	525.00	325
7140 Stationery & Printing	250.00	250.00	0
7150 Telephone & Long Distance	25.00	0.00	(25)
7160 Other Office Expenses	205.00	125.00	(80)
<b>Total 7100 G&amp;A and Office Expenses</b>	<b>\$ 11,720.00</b>	<b>\$ 12,615.00</b>	<b>895</b>
<b>7170 Outside Services</b>	<b>\$ 1,000.00</b>	<b>1,000.00</b>	<b>0</b>
7450 Repair & Maintenance	200.00	200.00	0
7500 Supplies & Materials	125.00	125.00	0
7600 Taxes & Licenses	0.00	0.00	0
7800 Utilities	0.00	0.00	0
7810 Utilities - Electrical	0.00	0.00	0
7820 Utilities - Telephone	0.00	0.00	0
<b>Total 7800 Utilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>0</b>
<b>9000 Special Projects - Contingencies</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0</b>
<b>Total Expenses</b>	<b>\$ 85,662.00</b>	<b>\$ 85,250.00</b>	<b>(412)</b>
<b>Net Operating Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
<b>Net Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	

**Land Owners Association of Ladd Landing, Inc.  
2019 Budget - Roadway Reserve Fund\***

January - December 2019

	<b>Total</b>
<b>Income</b>	
4000 Assessments Invoiced	
4005 Fees Billed - Roadway Capital Reserve	\$23,794
<b>Total 4000 Assessments Invoiced</b>	<b>\$23,794</b>
<b>Total Income</b>	<b>\$23,794</b>
<b>Gross Profit</b>	<b>\$23,794</b>
<b>Expenses</b>	
5200 Bank Charges	\$0
<b>Total Expenses</b>	<b>\$0</b>
<b>Net Operating Income</b>	<b>\$23,794</b>
<b>Other Income</b>	
4050 Interest Earned	
<b>Total Other Income</b>	<b>\$0</b>
<b>Net Other Income</b>	<b>\$0</b>
<b>Net Income</b>	<b>\$23,794</b>
<b>*Note: Assessments not 100% invoiceable due to unplatted frontages</b>	

<b>Ladd Landing Land Owners - Private Roadway Capital Reserve Fund - Assessment</b>								
<b>2019</b>		<b>Orig. Total</b>		<b>Amount in</b>		<b>Years</b>	<b>Roadway</b>	<b>Average</b>
<b>Private Roadway</b>		<b>Replacement</b>		<b>Reserve</b>	<b>Reserve</b>	<b>Remaing</b>	<b>Annual</b>	<b>Annual</b>
<b>Total Lineal Footage</b>		<b>Cost Estimate</b>		<b>Account</b>	<b>Amt to go</b>	<b>Before Repl</b>	<b>Amount</b>	<b>Reserve</b>
								<b>Amount / Ft</b>
High Street	6,180	109,050						
Sheerwater	1,810	33,990						
The Battery	3,720	70,590						
Kings Close	800	17,785						
Northbridge Close	2,010	37,195						
Oak Terrace Cove	930	19,870						
	15,450	335,000	2019	\$97,061	237,939	10	23,794	\$1.54
		2014 Cost Est.		Est 12/31/16				

<b>Ladd Landing Land Owners Association</b>				
<b>2019 Operating Budget - Committee Budgeted Expenses</b>				
	<b>2018</b>	<b>2019</b>	<b>Diff</b>	
<b>ACTIVITIES &amp; COMMUNICATIONS COMMITTEE</b>				
Hospitality	400	350	(50)	
Supplies and Postage	50	0	(50)	
	450	350	(100)	
<b>CONSTRUCTION &amp; OVERSIGHT COMMITTEE / ARC</b>				
Copies	0	0	0	
Postage	25	25	0	
Pager/Envelopes	0	0	0	
Electronic Copies of Drawings	200	200	0	
Document Storage	25	25	0	
	250	250	0	
<b>GATE COMMITTEE</b>				
Repairs - Bldg, Gate & Electronics	200	200	0	
Reprogramming	100	100	0	
Security Monitoring Equip & Install - Northbridge Clo	0	0	0	
Servicing Gate	400	900	500	2.5
	500	1,000	500	
Utilities - Gate High Street Elec	600	600	0	
Utilities - Gate NorthBridge Elec	400	500	100	
Utilities - Oak Terr Cove Elec	0	0	0	
Utilities - Gate High Street Comm	1,400	1,400	0	
Utilities - Gate NorthBridge Comm	2,500	2,000	(500)	
Utilities - Oak Terr Cove Comm	0	0	0	
Gate Property Insurance: In "Insurance" Line item	0	0	0	
	4,900	4,500	(400)	
Gate Equipment - Repair & Replacement Reserve	980	1,176	196	*
	6,380	6,676	296	
<b>GATE EQUIPMENT REPAIR &amp; REPLACEMENT RESERVE</b>				
Start:	2013	Years	Amount	Annual Amt
Reserve Computation:	15		15,000	1,000
Budget	Current		Amount	2019
Year	Balance*	Yrs to Go	to Go	Budget Amt
2019	4,419	9	10,581	1,176
*Net of 2018 Repair costs; less \$1,770 planned 2019 repair.				

<b>LANDSCAPE &amp; ROADWAY COMMITTEE</b>				
	<b>2018</b>	<b>2019</b>	<b>Diff</b>	
<b>Common Area Maintenance</b>				
Side Streets	8,000	8,000	0	
Rear Entrance	4,000	4,000	0	
Northbride Entrance	2,000	2,000	0	
Lot Frontage Reserve	2,583	2,583	(0)	
Sub-total (less reserve adj)	14,000	14,000	0	
Mulching	5,000	5,000	0	
Trimming	1,500	1,500	0	
Weed Control	200	500	* 300	
Fertilizer & TruGreen	100	0	(100)	
Tree Cutting	500	500	0	
Irrigation Sprinkler O&M	0		* 0	
Decorative + Misc Plantings, Etc.	200	0	(200)	
Sub-total	7,500	7,500	0	
Total	21,500	21,500	0	
		24,083		
<b>Private Roadway Operations &amp; Maintenance</b>				
Private Roadway Repair & Maintenance	1,000	1,000	0	
Private Roadway - Salt & Snow Removal	2,500	1,500	(1,000)	
	3,500	2,500	(1,000)	
<b>O &amp; M - Ladd Landing Blvd</b>				
Maint. Blvd, Lighting & Roadways	3,500	3,500	0	
Ladd Landing Blvd Cleanup - M. Dunn	500	500	0	
	4,000	4,000	0	

<b>AMENITY OPERATION &amp; MAINTENANCE</b>		<b>2018</b>	<b>2019</b>	<b>Diff</b>
6100 Club House				
6110.1 Cleaning - Upstairs		500	500	
6110.2 Cleaning - Downstairs		3,500	3,000	
6110 Cleaning TOTAL		4,000	3,500	(500)
6120 Repairs & Maintenance		200	600	400
6130 Supplies & Materials		200	200	0
6140 Equipment & Fixtures	Security Install	200	1,000	800
6190 Miscellaneous		100	0	(100)
6200 Pool				0
6205 Pool area Cleaning		500	500	0
6210 Pool Service	16 weeks	2,500	2,200	(300)
6220 Repairs & Maintenance		1,000	1,000	0
6230 Supplies & Materials		1,500	500	(1,000)
6240 Equipment & Fixtures		0	0	0
6250 Outside services - Open & Close		1,500	1,500	0
6290 Miscellaneous		0	0	0
6300 Landscaping	16 weeks	500	800	300
6400 Pest Control		300	300	0
6500 Security		2,800	1,500	(1,300)
6600 Telecommunications		2,000	2,000	0
6700 Utilities				0
6710 Club House				0
6714 Electric		3,000	3,000	0
6715 Gas		600	700	100
6716 Water, Sewer & Trash		500	500	0
6726 Water - Pool		300	200	(100)
6800 Insurance		0	0	0
6900 Management Contract		0	0	*
6950 Inspections; Fees; etc.		400	350	(50)
6990 Repair or Replacement Reserve		1,913	3,851	*
TOTAL AMENITIES COSTS		24,013	24,201	188
Less Insurance Charged Assn Ins. Budget		0	0	
Net Cost Ex Insurance		24,013	24,201	188
Proposed Amenity Oper		<b>24,013</b>	<b>24,201</b>	<b>188</b>

**CLUB HOUSE & POOL RESERVE FUND BUDGET**

Start:	2013	Years*	Amount	Annual Amt
Reserve Computation:	10		15,000	1,500
Budget	Current		Amount	2019
Year	Balance**	Yrs to Go	to Go	Budget Amt
2019	(402)	4	15,402	3,851
*In 2014 reduced time from 15 to 10 years				
** Net of 2018: Lightning, Security Equip. Repairs				
less 2019 \$4,500 Exer. Equip & Fan and \$7,000 Pool Repair est.				

<b>AMENITY OPERATING REVENUE</b>		<b>2018</b>	<b>2019</b>	<b>Diff</b>
Club House Use Fee - Reimbursements			0	0
Landowner		0	0	
3rd PartyOther		0	0	
Pool Use Fees - Reimbursements				
Landowner		0	0	
3rd PartyOther		0	0	
		0	0	0

<b>Association Business Office Costs Summary</b>				
<b>2019 Budget</b>		<b>2018</b>	<b>2019</b>	<b>Diff</b>
<b>Bookkeeping Contract Service</b>		8,000	8,000	0
<b>O.O.S. Contract Services</b>		2,000	2,500	500
<b>Total Labor &amp; Services</b>		10,000	10,500	500
<b>Office</b>	Supplies & Copying	350	200	(150)
	Stationary & Printing	250	250	0
	Postage	175	525	350
	Telephone - L/D etc	25	0	(25)
	Software - Quickbooks	500	850	350
	Web Site	165	165	0
	Other	205	125	(80)
Sub-total		1,670	2,115	445
<b>G &amp; A - other</b>				
Total G&A		0	0	0
<b>Total G&amp;A and Office Expense</b>		11,670	12,615	945