

**Villages of Spring Ridge  
Hawthorne Hill - 2008 Budget**

<b>INCOME</b>	<b>2007</b>	<b>2008</b>
5030 Assessments	189,544	202,084
5031 Late Fees	0	0
5470 Interest	1,000	300
<b>TOTAL INCOME</b>	<b>190,544</b>	<b>202,384</b>

<b>EXPENSES</b>	<b>2007</b>	<b>2008</b>
<b><u>Maintenance</u></b>		
6125 Landscaping Maintenance	81,305	81,412
6128 Landscaping Improvements	0	1,500
6130 Snow Removal	21,555	22,500
6150 Outside Labor & Parts	500	1,000
<b>Total Maintenance Expense</b>	<b>103,360</b>	<b>106,412</b>

<b>Utilities</b>	<b>2007</b>	<b>2008</b>
6305 Electricity - Lights	6,700	7,700
6320 Water	40,000	39,000
8070 Water Billing Fees	1,350	1,600
5462 Less Water Fee Income	(41,350)	(40,600)
6330 Hydrants	1,100	1,100
6180 Trash Removal	16,992	16,992
<b>Total Utilities</b>	<b>24,792</b>	<b>25,792</b>

<b>Recreation</b>	<b>2007</b>	<b>2008</b>
7010 Pool	11,523	12,438
<b>Total Recreation Expense</b>	<b>11,523</b>	<b>12,438</b>

<b>Administrative</b>	<b>2007</b>	<b>2008</b>
8035 Management Fees	14,135	15,092
8045 Office Expenses	1,500	1,400
1510 Insurance	3,396	2,466
8055 Attorney Fees	350	150
8050 Accounting Fees	900	1,100
8085 Misc. Expenses	588	534
<b>Total Administrative Expense</b>	<b>20,869</b>	<b>20,742</b>

<b>Taxes &amp; Reserves</b>	<b>2007</b>	<b>2008</b>
8011 Federal Income Taxes	0	1,000
9000 Reserves	30,000	36,000
<b>Total Taxes &amp; Reserve Expense</b>	<b>30,000</b>	<b>37,000</b>

<b>TOTAL EXPENSES</b>	<b>190,544</b>	<b>202,384</b>
<b>NET INCOME</b>	<b>(10,000)</b>	<b>0</b>

<b>Quarterly Fees</b>	<b>2007</b>	<b>2008</b>	<b>Special Assessment</b>	<b>Total</b>
	\$ 446.00	\$ 475.00	\$ 47.00	\$ 522.00
	\$ 491.00	\$ 523.00	\$ 52.00	\$ 575.00
	\$ 537.00	\$ 572.00	\$ 57.00	\$ 629.00

# *The Villages of Spring Ridge Homeowners Association*

December 8, 2006

Dear Residents of Hawthorne Hill,

On November 29, 2006, the VSR Board passed the final version of the 2007 budgets for all of our villages.

Thanks to the members of the Advisory Committee and their continuing hard work, the projected 10% increase in the budget was dropped to 8%. (Please keep in mind that last year, we were the only village that did NOT increase our fees.) As noted in the recent issue of *Hawthorne Tidbits*, there were several things that caused an increase in the 2007 budget. All of these can be attributed to normal increases in the various contracts necessary to running the village. 2006 Budget Increases:

1. Management Company fees—year #2 of a 2 year contract with a built in increase of 3.5%
2. Landscaping and snow removal—year 3 of present contract with a 2.5% increase
3. Trash removal—new 2 year contract with Allied Waste (Of the companies that bid on the contract, Allied had the most reasonable rates and appears to be able to give us a bit more in services.)

**However, trash collection will be on Mondays. The first Monday in January is New Year's Day, so the trash will be collected on Tuesday, January 2, 2007. Also, recycling will be every two weeks, starting January 2, then, January 15 and January 29<sup>th</sup> and so on.**

During 2007, new contracts will need to be negotiated with the landscape and management companies.

I am hoping to have some money left in the snow removal part of the budget at the end of 2006 in case of any emergencies that pop up. Right now, the excess fund has about \$6,000 which would help, but it is a lot safer to have closer to \$10,000 when possible.

One major save was the grub treatment which cost just over \$10,000 this year. It was unexpected, but the excess fund saved having to assess the residents. This treatment saved the grass throughout the village and restored it to a beautiful lush green!

Also, in order to help the budget not run into the red this year, replacement of shrubs, etc. was kept at a bare minimum.

Let me also take this opportunity to say we are very, VERY fortunate to have the Danella Realty Management staff working for and with us on any and all community projects, problems, etc. I have found over the past years that I can get advice and help and “dump” problems on them at any time and get the assistance I need...most of the time above and beyond what I would expect.

In closing, let me wish each and every resident and your family a blessed and peaceful holiday and that 2007 brings you increased health, joy and happiness.

Most sincerely,

Carole Delp  
Hawthorne Hills Board Rep

**Villages of Spring Ridge  
Hawthorne Hill - 2007 Budget**

<b>INCOME</b>	<b>2006</b>	<b>2007</b>
Assessments	175,560	189,544
Late Fees	0	0
Judgment Income	0	0
From Excess	10,406	0
Interest	400	1,000
Pool Fees	0	0
<b>TOTAL INCOME</b>	<b>186,366</b>	<b>190,544</b>

<b>EXPENSES</b>	<b>2006</b>	<b>2007</b>
<b><u>Maintenance</u></b>		
Landscaping Maintenance	77,900	81,305
Landscaping Improvements	0	0
Snow Removal	23,500	21,555
Outside Labor & Parts	900	500
<b>Total Maintenance Expense</b>	<b>102,300</b>	<b>103,360</b>

<b><u>Utilities</u></b>	<b>2006</b>	<b>2007</b>
Electricity - Lights	7,000	6,700
Water	40,000	40,000
Less Water Income	(40,000)	(41,350)
Water Billing Fees	1,350	1,350
Hydrants	1,000	1,100
Trash Removal	13,000	16,992
<b>Total Utilities</b>	<b>22,350</b>	<b>24,792</b>

<b><u>Recreation</u></b>	<b>2006</b>	<b>2007</b>
Pool	11,523	11,523
<b>Total Recreation Expense</b>	<b>11,523</b>	<b>11,523</b>

<b><u>Administrative</u></b>	<b>2006</b>	<b>2007</b>
Management Fees	13,649	14,135
Office Expenses	1,600	1,500
Insurance	3,392	3,396
Attorney Fees	300	350
Accounting Fees	900	900
Misc. Expenses	300	588
<b>Total Administrative Expense</b>	<b>20,141</b>	<b>20,869</b>

<b><u>Taxes &amp; Reserves</u></b>	<b>2006</b>	<b>2007</b>
Federal Income Taxes	52	0
Reserves	30,000	30,000
<b>Total Taxes &amp; Reserve Expense</b>	<b>30,052</b>	<b>30,000</b>

<b>TOTAL EXPENSES</b>	<b>186,366</b>	<b>190,544</b>
<b>NET INCOME</b>	<b>(10,000)</b>	<b>0</b>