

**GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS**

**MINUTES OF SPECIAL MEETING
2016 HUNTERS GREEN BUDGET OPEN HEARING
SEPTEMBER 8, 2015**

1. **CALL TO ORDER.** The President called the meeting to order at 6:45 and the following Board members were present or accounted for:

Mike Richardson	President	Present
Renee Rabbitt	Vice President	Present
Warren Smith	Sec/Treasurer	Absent, proxy to Mr. Richardson
David Campbell	Member	Present
Marlin Clifton	Member	Absent, proxy to Mr. Richardson
John Sewell	Member	Absent, proxy to Mr. Richardson
Melissa Friel	Member	Present
Dorothy Strong	Member	Absent, proxy to Mr. Richardson
Geoff Riehl	Member	Present

Let the record reflect that there were no representatives from Hunters Green at the Hearing.

2. **NEW BUSINESS.** Mr. Odom briefed the proposed 2016 Maintenance Budget for Hunters Green. Specifics included:

- a. The Reserve Study calls for a \$959 increase in the annual reserve allotment to \$5,757.
- b. Bank balances as of August 31, 2015 are as follows: Checking: \$11,647.72; Reserve: \$14,698.17
- c. Proposed 2016 Capital Expenditures:

Line 1007 Tree Work/Trimming	\$ 600.00
Line 1008 Large Scale Tree Work	\$ 1,600.00 (from 2015)
Line 1009 Mailbox Replacement	\$ 2,500.00 (from 2015...with inc)
- d. Long Range Projections (major capital expenditures)

2018: \$22,277 Asphalt for parking lot
\$ 619 Curb & Gutter
- e. The maintenance budget below assumes no increase in the monthly maintenance assessment (remains at \$86.76). Most services contracts remain at the same cost. Fire protection services rose \$40 for the year. Bottom line budget figures are as follows:

Budgeted Annual Income:	\$18,752.16
Budgeted Annual Expenses:	\$10,852.41
Budgeted Net Income:	\$ 7,899.75
Allotment for future repairs	\$ 5,757.00
Budgeted Residual Net Income:	\$ 2,142.75 (covers 2 non-payers/mo)

The residual net income of \$2142.75/month will cover 2 non-payers..

3. **ADJOURNMENT.** At 6:55, Mrs. Rabbitt motioned to adjourn. Mrs. Friel seconded the motion. The Board voted unanimously, including the proxies, to approve it.

Hunter's Green 2016 Budget

08/21/16 Initial Draft Budget
Assumes No Increase in Maint Assessment
Ree Allot Inc by \$969 to \$6757
Fire Subscription up \$40/year

2016 Maintenance Budget		January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Ordinary Income/Expense														
Income														
6000 - Assessment Income														
6090 - Parcels Maint/Repairs		1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	18,740.16
Total 6000 - Assessment Income		1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	1,561.68	18,740.16
6500 - Other Income														
6090 - Interest Income		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00
6690 - Miscellaneous Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6500 - Other Income		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00
Total Income		1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	1,662.68	18,752.16
Expense														
7360 - Contracted Services														
7360 - Grounds Maintenance		183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	2,196.00
Total 7360 - Contracted Services		183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	2,196.00
7910 - Grounds Maintenance														
7914 - Mulch		75.00	0.00	0.00	641.25	0.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	865.25
7920 - Landscaps		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7910 Grounds Maintenance		75.00	0.00	0.00	641.25	0.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	865.25
8000 - General Maintenance & Repairs														
8018 - Parcel Admin Fee (3.9%)		60.93	60.93	60.93	60.93	60.93	60.93	60.93	60.93	60.93	60.93	60.93	60.93	731.16
8020 - Parcels Maint. & Repairs & Imp.		50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	650.00
8022 - Contingencies		50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	625.00
Total 8000 - General Maintenance & Repairs		160.93	160.93	160.93	160.93	160.93	160.93	160.93	160.93	160.93	160.93	160.93	160.93	1,806.16
8060 - Office Expenses														
8062 - Bank Service Charges		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8064 - Checks		180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Total 8060 - Office Expenses		180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
8200 - Other Services (Non-Contract)														
8210 - Refuse		315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,780.00
8216 - Fire Protection		0.00	317.00	0.00	0.00	317.00	0.00	0.00	317.00	0.00	0.00	317.00	0.00	1,268.00
8225 - Pest Control		63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	768.00
Total 8200 - Other Services (Non-Contract)		378.00	695.00	378.00	378.00	695.00	378.00	378.00	695.00	378.00	378.00	695.00	378.00	5,804.00
Total Expense		976.93	1,038.93	721.93	1,363.18	1,038.93	721.93	796.93	1,038.93	721.93	796.93	1,013.93	621.93	10,652.41
Net Ordinary Income		685.75	623.75	940.75	299.50	623.75	940.75	865.75	623.75	940.75	865.75	648.75	940.75	7,899.75
Allotment for future repairs		479.75	479.75	479.75	479.75	479.75	479.75	479.75	479.75	479.75	479.75	479.75	479.75	5,757.00
Residual Net Income		106.00	44.00	361.00	-280.25	44.00	361.00	286.00	44.00	361.00	286.00	68.00	481.00	2,142.75

GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
HUNTERS GREEN BUDGET HEARING
6:45 P.M. TUESDAY SEPTEMBER 8, 2015

SIGN IN SHEET

Printed Name

Signature

Address / Phone No.

1. NO ATTENDEES

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