

WOODLANDS OF LIVONIA
HOMEOWNERS ASSOCIATION
2011 BUDGET

The Association's Board of Directors (BOD) had adopted a \$98,675 budget for fiscal year 2011 in November 2010; however in consideration of changing conditions (primarily relating to escalating fuel costs, winter season mailbox damage and project carry over from 2010 to 2011, the budget was revised to \$100,875 at the January 2011 BOD meeting. The revised budget amount is an approximate 6.6% increase from the 2010 budget of \$94,600.

Approximately \$70,975, or over 70% of the budget is comprised of anticipated costs for garbage/recycling, electrical, lawn care, snow removal, gardening services, insurance and street sweeping that the Board believes are essential items for the association.

Other important items include sprinklers & ponds/fountains maintenance (\$4,175), mailbox repair/maintenance (\$4,050), treasurer services (\$2,500) and audit services (\$1,200). These items total \$11,925 or almost 12% of the overall budget.

Basically, approximately 82% of the budget is targeted for the above categories, leaving 18% or about \$17,975 for all of the other items in the budget. The most significant of the remaining items is the contribution to the trail repair/reconstruction reserve fund (\$5,000).

The Board has previously stated that the Woodlands of Livonia is a very beautiful and unique development and presumably all homeowners share that belief. However, the development is aging and, unfortunately, with age comes increased expense and time commitment as systems and equipment require additional maintenance or replacement.

The current Board, and past members, has tried to solicit volunteers for various services/activities in an attempt to save on hiring to have work done. While not minimizing the value and appreciation for all those who have volunteered their time and effort over the years, it appeared that a majority of the work was being done by the same volunteers. Therefore, the 2011 budget continues to reflect monies to retain the services of vendors to maintain the association common area gardens (planting, fertilizing, weeding, pruning, etc.) and selected general maintenance and sprinkler & pond/fountain maintenance.

The 2010 budget contained a \$5,000 allocation/contribution to the Trail Repair Fund Reserve and in consideration of the 2010 year end account balances; the Board unanimously approved an additional \$5,000 contribution to the fund. The 2011 budget continues the \$5,000 contribution to the fund such that the balance in the reserve fund at the end of 2011 is anticipated to be \$43,200.