

Weybridge Subdivision - Neighborhood Architectural Control Authority			
2021 Budget			
			Notes
	2021		
Item	Budget	Per Lot	
Grounds & Landscaping - Contract	\$ 2,442.07	\$ 14.71	Glacier Landscape including weed treatment & pruning, median (Bid for 2021)
Telecommunications - Operations	\$ -	\$ -	
Accounting Services - External (Tax Return)	\$ 240.00	\$ 1.45	Based on 2020
Advertising - Web Page	\$ 269.70	\$ 1.62	Webstix to host website
Copies & Scans	\$ 414.00	\$ 2.49	Mailings to lot owners based on last 2 year avg
Fax Delivery & Postage	\$ 255.00	\$ 1.54	Mailings to lot owners based on T12 8/2020
Legal	\$ 50.00	\$ 0.30	Filing & satisfaction of liens for unpaid assessments
Office Supplies	\$ 19.00	\$ 0.11	Mailings to lot owners based on 2 year avg
Business Insurance	\$ 1,777.00	\$ 10.70	Liability Insurance based on 2020 (agent did not expect the premium to change much at all)
Real Estate Taxes	\$ 213.56	\$ 1.29	Assumes 2% increase over 2020
Accounting	\$ 1,215.00	\$ 7.32	Preparation of financials based on Carryl Company proposal
Management/Administrative Team	\$ 4,500.00	\$ 27.11	Mgmt & Admin labor based on Carryl Company proposal
Customer Service Write Off	\$ -	\$ -	
Contingency funds	\$ 224.67	\$ 1.35	
State & Federal Tax Expenditure	\$ -	\$ -	
Total Expenses	\$ 11,620.00	\$ 70.00	
Total Annual Assessment	\$ 11,620.00	\$ 70.00	
Special Assessment	\$ -	\$ -	
Total Assessments	\$ 11,620.00	\$ 70.00	
Number of Lots	166		
Total Assessments per lot	\$ 70.00		
2021 Annual Assessment Fees are \$70/Lot			
The responsibility of the Weybridge Subdivision is for the median on Main Street at Rattman Road, the two lighted subdivision signs at that same corner and the berm area that runs from Main Street north to the north property line of Lot 1 (3298 Box Hill Road). Outlot 1 of the Weybridge Subdivision			
			1/18/2021
Torri Austad			Dated
Weybridge Neighborhood Architectural Control Authority			