

Remington Trails II

Snow

With winter upon us, we have MSL under contract for snow removal. Our contract states that their crew will handle snow events greater than 2" and they will begin once the snow has begun to subside. Throughout the winter season they will try to stagger their removal efforts so that they start with a different area each storm, giving us all a chance to be done early.

Any questions or concerns should be address by our Property Manager, Charissa Ziobro (847) 490-3833 or cziobro@vanguardcommunity.com

Assessment Increase for 2015

Included in this newsletter is the Approved Remington Trails II budget for 2015. The budget includes a a \$16 per month increase over 2014. **The new monthly assessment starting January 1, 2015 is \$195 per month.** If you are mailing in your payment, (see mailing instruction below) please note the change in the monthly amount and make the appropriate payment. For those homeowners on the auto-debit program, you'll see the new amount deducted starting with the January payment.

The enclosed budget shows the differences from the 2014 budget but there are a few areas that impacted the budget.

- Contracts for landscaping, snow removal and management all have yearly increases built in to their contracts. Those increases are reflected in the new budget.
- Our annual insurance renewal also increased, that cost is also reflected in the new budget.
- We did add funds to the budget for capital repairs. Projects we'd like to address in 2015 are driveways, outside painting and building repairs.

Overall we have tried to keep the budget as close to last year as possible. The additional funds will allow us to tackle some needed repairs.

Assessment Mailing Instructions

As we have noted in the past, we do not send out coupon books. Your monthly Assessment Payment should be make payable to Remington Trails II HOA. Mail your check to Remington Trails II c/o Vanguard Community Management, PO Box 61955, Phoenix AZ 85082-1955 If you use a bill pay service, please make sure to note your account number or address on the check. For questions, contact our Manager.

TO: ***ALL HOMEOWNERS
Remington Trails II Community Association, Inc.***

FROM: *Charissa Ziobro, CMCA
COMMUNITY ASSOCIATION MANAGER*

RE: ***2015 APPROVED BUDGET***

DATE: ***DECEMBER 13, 2014***

Enclosed is the 2015 Approved Budget for the Remington Trails II Association. The Budget reflects a 9 percent increase.

This Budget was adopted at the Board Meeting held on December 8, 2014. If you should have any comments, questions, or concerns, please contact me at 847-882-6941, or via e-mail at cziobro@vanguardcommunity.com.

Budget Summary Report
Remington Trails II Townhome Association
2015 Proposed Budget
 Approved December 8, 2014

	2014 Budget	2015 Budget
Assessment Income		
4001 - Assessments	272,796.00	297,180.00
Total Assessment Income	272,796.00	297,180.00
User Fee Income		
4230 - Repair & Maintenance	0.00	0.00
Total User Fee Income	0.00	0.00
Collections Income		
4700 - Collection Processing Fees	0.00	0.00
4720 - Legal Reimbursements	0.00	0.00
Total Collections Income	0.00	0.00
Other Income		
4710 - Late Fees & Interest	4,000.00	0.00
4835 - Miscellaneous Income	0.00	0.00
4925 - Reserve Usage	0.00	25,000.00
Total Other Income	4,000.00	25,000.00
Investment Income		
4900 - Interest Earned - Operating Accounts	0.00	0.00
4910 - Interest Earned - Reserve Accounts	300.00	300.00
Total Investment Income	300.00	300.00
Total Remington Trail II Income	277,096.00	322,480.00
Administrative		
5015 - Bank Charges	600.00	200.00
5070 - Master Association Fee	9,348.00	9,652.00
5195 - Other Administrative Services	250.00	500.00
5210 - Printing & Copying	4,000.00	2,000.00
5215 - Postage	600.00	600.00
Total Administrative	14,798.00	12,952.00
Insurance		
5400 - Insurance Premiums	35,486.00	36,721.00
5470 - Other Insurance Premiums	2,500.00	2,500.00
Total Insurance	37,986.00	39,221.00
Landscaping		
6100 - Grounds & Landscaping - Contract	27,417.00	37,800.00
6110 - Landscape Repair & Maintenance	16,000.00	15,000.00
6160 - Tree Maintenance	6,700.00	4,500.00
Total Landscaping	50,117.00	57,300.00
Contracted Services		
6442 - Snow Removal Services	19,583.00	22,400.00
Total Contracted Services	19,583.00	22,400.00
Repair & Maintenance		
6515 - Building Repair & Maintenance	4,000.00	6,500.00
6530 - Common Areas Repair & Maintenance	0.00	0.00
6585 - Fountain/Pond/Lake Repair & Maintenance	6,500.00	6,500.00
6600 - General Repair & Maintenance	0.00	0.00
6640 - Lighting Supplies/Repair & Maintenance	0.00	0.00

Budget Summary Report Remington Trails II Townhome Association 2015 Proposed Budget

	2014 Budget	2015 Budget
Repair & Maintenance		
6690 - Pest Control Supply/Repair & Maintenance	300.00	500.00
6715 - Reimbursable Repairs & Maintenance	0.00	0.00
6725 - Roof Repair & Maintenance	4,250.00	0.00
6750 - Snow Removal & Supplies	5,000.00	8,000.00
Total Repair & Maintenance	20,050.00	21,500.00
Professional Services		
7000 - Audit & Tax Services	1,530.00	3,500.00
7010 - Engineering Services	3,500.00	3,500.00
7020 - Legal Services	0.00	6,000.00
7025 - Legal Services - Collections	5,000.00	9,000.00
7040 - Management Fees	19,200.00	19,740.00
Total Professional Services	29,230.00	41,740.00
Other Expenses		
5010 - Bad Debt	10,000.00	20,000.00
9110 - Prior Year's Deficit Funding	0.00	31,655.38
Total Other Expenses	10,000.00	51,655.38
Reserve Contributions		
9105 - Reserve Contribution Expense	95,332.00	44,463.00
9966 - Reserve Fund Interest	0.00	0.00
Total Reserve Contributions	95,332.00	44,463.00
Reserve Expenses		
9802 - Capital Improvements	0.00	31,248.62
Total Reserve Expenses	0.00	31,248.62
Total Remington Trail II Expense	277,096.00	322,480.00
Total Association Net Income / (Loss)	0.00	(0.00)

2015 Remington Trails 2 monthly assessment is \$195.00 per month.