

	2017 Budget	2018 Budget	Proposed 2019 Budget	% Change
Revenues				
Dues	\$ 100,576	\$ 105,405	\$ 114,467	8.6%
Other (rent, guest suite, etc.)	\$ 4,560	\$ 4,560	\$ 4,560	0.0%
Contribution to reserves	\$ 12,000			
TOTAL--Revenues	\$ 117,136	\$ 109,965	\$ 119,027	8.2%
Expenditures				
Housekeeping	\$ 2,700	\$ 2,700	\$ 2,700	0.0%
Georgia Power	\$ 3,084	\$ 2,700	\$ 3,660	35.6%
AT&T	\$ 1,944	\$ 1,900	\$ 2,000	5.3%
Water	\$ 17,700	\$ 19,800	\$ 16,500	-16.7%
Landscaping maintenance contract*	\$ 14,880	\$ 22,545	\$ 24,030	6.6%
Landscaping discretionary	\$ 5,040	\$ 10,000	\$ -	
Tree removal	\$ 2,400	\$ -	\$ 3,000	
Tree care		\$ -	\$ 1,400	
Mulch	\$ 5,000	\$ -	\$ -	
Trash hauling	\$ 200	\$ -	\$ -	
Landscaping - miscellaneous**			\$ 400	
Landscaping special projects***			\$ 8,000	
Corporate return	\$ 550	\$ 550	\$ 550	0.0%
Gutter cleaning****	\$ 2,250	\$ 3,000	\$ 3,000	0.0%
Irrigation maintenance	\$ 800	\$ -	\$ 800	0.0%
Painting*****	\$ 16,000	\$ 16,000	\$ 20,000	25.0%
Property insurance	\$ 17,600	\$ 16,700	\$ 18,000	7.8%
Termite program	\$ 2,150	\$ 2,000	\$ 2,000	0.0%
Security lighting		\$ 2,000	\$ 3,000	50.0%
Corporate registration	\$ 30	\$ 30	\$ 30	0.0%
Druid Hills Patrol	\$ 1,800	\$ 1,800	\$ 1,800	0.0%
Property tax	\$ 26	\$ -	\$ -	
Web site	\$ 120	\$ 120	\$ 120	0.0%
Miscellaneous/Supplies	\$ 3,662	\$ 2,120	\$ 960	-54.7%
General repairs	\$ 2,400	\$ 1,200	\$ 600	-50.0%
Guest Suite/Fitness Room	\$ -	\$ -	\$ 1,425	
HOA portion of Mansion expenses	\$ -	\$ -	\$ 252	
TOTAL--Expenditures	\$ 100,336	\$ 105,165	\$ 114,227	8.6%
Transfer to reserves	\$ 16,800	\$ 4,800	\$ 4,800	
TOTAL--Expenditure & Transfers	\$ 117,136	\$ 109,965	\$ 119,027	8.2%

NOTES

*Contract with Green's includes weekly service, fertilization/emergence, mulch 2x year, hauling yard waste

**Landscaping - miscellaneous include replacement planting and Concierge-area container plantings

***Landscaping special projects - see attached list

****Gutter cleaning - one time per year

*****Painting - includes Peoples, Darian, Hall/Wernick, and parking arbors

Addresses	Sq Ft	% of Total	2019 Monthly Dues
1302	2,890	6.7%	\$ 637
1304	2,932	6.8%	\$ 647
1306	3,141	7.3%	\$ 693
1308	3,315	7.7%	\$ 731
1310	3,546	8.2%	\$ 782
1312	3,435	7.9%	\$ 757
1314	2,833	6.5%	\$ 625
1316	3,300	7.6%	\$ 728
1318	2,981	6.9%	\$ 657
1320	3,266	7.5%	\$ 720
1322	3,048	7.0%	\$ 672
1324	2,726	6.3%	\$ 601
1326	1,932	4.5%	\$ 426
1328	1,811	4.2%	\$ 399
1330	2,105	4.9%	\$ 464
Total	43,261	100.0%	\$ 9,539

\$ 114,467

LANDSCAPE COMMITTEE 2019 BUDGET REQUEST
November 26, 2018

Necessaries

Maintenance Contract (Green Landscaping Company)	\$24,030
• Includes monthly, 2x year mulching, fertilization/emergence	
Tree/stump removal	\$3,000
Tree care (structural and root pruning, fertilization, excavation)	\$1,400
Miscellaneous (Concierge-area container planting, replacement planting)	\$400
Necessaries TOTAL:	\$28,830

Special Projects (in priority order)

1) Professional pruning of shrubs	\$1,000
2) Mansion - small front lawn rehab	\$1,000
3) Professional assessment of Mansion front lawn options	\$1,000
4) Eastern boundary assessment and rehab	\$3,000
4) Stine path rehab	\$1,400
5) Hide electrical boxes on inner courtyard	\$ 250

Special Projects TOTAL:	\$7,650
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Special Project Descriptions

1. Professional pruning is not offered through Green's landscaping contract. Professional pruning enhances the health/optimal growth of shrubs and enhances the beauty of the property.
2. Install zoysia sod after prep for now sunny (lumpy) area with fescue/weeds mix.
3. Landscape architect Matt Sussman (Little Courtyard/Vault project) to provide recommendations for West and East lawn areas (and front of Warren Manor grass) which are currently fescue: west lawn too sunny for fescue and has possible drainage issue while east lawn not sunny enough for zoysia; both areas are doing poorly despite \$1000 of treatment in maintenance contract.
4. Replace bamboo with tall-growing shrub like that closer to front driveway; clean up; possible cooperation of neighbor.
4. Add 9 stones; stabilize existing stones.
5. Add plantings in front of electrical boxes.

**Proposed Improvements to Guest Suite/Fitness Room
2019 Budget Request**

• Replace queen mattress	\$750
• Replace clock in fitness room	\$50
• Install new steel door in patio outside fitness room	\$350
• Service workout equipment	\$200
• 3 new ceiling lights for hallway	\$75
TOTAL	\$1,425