



<i>Income</i>	
Homes	\$870,385
Condominiums	\$144,565
Miscellaneous Income - Fines/Late Fees/Interest	\$20,335
<b>Total Income</b>	<b>\$ 1,035,285</b>

<i>Expenses</i>	
Annual Flower Installation & Maintenance	\$45,000
Electric Maintenance & Utilities	\$24,763
Fence, Monument & Fixture Maintenance	\$4,000
Insurance	\$9,081
Irrigation Monitoring & Repairs	\$41,292
Landscape Maintenance*	\$203,403
Legal & Professional Fees	\$14,150
Management Fees	\$115,632
Miscellaneous	\$15,576
Open Space Maintenance**	\$476,273
Pond Inspections & Applications	\$25,125
Property Taxes/Tax Preparation	\$33,490
Contribution to Reserves	\$15,000
Water/Sewer Maintenance & Utilities	\$12,500
<b>Total Expenses</b>	<b>\$ 1,035,285</b>

\* Landscape Maintenance includes costs associated with edging and mulching, weeding, plant and tree replacement, pruning, tree and shrub IPM and fertilization as well as tree removal. Any and all administrative services are included in above total expenses.

\*\* Open Space Maintenance includes costs related to mowing and trimming, fertilizer and herbicide applications, selective grub control applications as well as leaf removal in the fall and selective tractor mowing of SR North native areas. Any and all administrative services are included in the above total expenses.



### EXPLAINING THE MAINTENANCE COSTS ASSOCIATED WITH THE SCIOTO RESERVE BUDGET

**Annual Flower Installation & Maintenance, \$45,000** – All entrance beds receive both annual summer and fall flower displays each year. The cost for flower displays includes the installation, removal and maintenance of spring and fall material to cover approximately 5,800 sq. ft. of area. The budgeted amount includes bi-weekly fertilizer feedings and ongoing maintenance as needed throughout the growing season.

**Electric Maintenance & Utilities, \$24,763** - There are 88 light fixtures located throughout the development at section and main entrances. The types of light fixtures vary from incandescent multi-bulb pillar lights, LED's and hanging fixtures to low voltage halogen spotlights shining on signage. All entrances are controlled by either photocell operation or electrical timers. A landscape company is contracted to perform light inspections every two weeks for the entire year. Replacements of bad bulbs occur after each inspection. Additionally, there are 6 irrigation pumps, 5 fountains, and controllers for each that have separate electric utility meters.

**Fence, Monument & Fixture Maintenance, \$4,000** - There are 46 entrance columns, 4 open air pavilion structures, 21 stacked stone walls, and 2 shelters located throughout Scioto Reserve. While annual maintenance does not occur on these structures, the Association does repair any damage that may occur. Over 15,000 linear feet of fencing runs throughout the Scioto Reserve development. Much of this fencing is already aged and repairs to fallen and damaged rails occur throughout each season.

**Insurance, \$9,081** – The primary coverage purchased by the Association is risk, replacement cost property coverage for the common areas, and liability coverage for the Association, and for Directors and Officers who serve the Association.

**Irrigation Monitoring & Repairs, \$41,292** - All of Home Road, from the Scioto Glenn entrance to Riverside Drive is irrigated from fence line to fence line. This area accounts for approximately 4 linear miles of irrigation line with irrigation head spacing averaging twenty feet, with two large pumps pulling water from an adjacent pond and well. In addition, the association maintains four other systems including the Harvest Curve, Woodcrest Crossing and Clarkshaw entrances which includes an additional 85 valves with corresponding controllers, piping and electrical wiring. All systems are monitored weekly, and inspections are performed every two weeks with repairs occurring as needed.

**Landscape Maintenance, \$203,403** – There are 71 landscape beds throughout Scioto Reserve, all of which are edged and mulched each year. The entire area of each bed is inspected weekly, and weeds are removed as needed. Over 1,900 trees are located throughout Scioto Reserve as part of the development's landscape plan. These trees are edged and mulched each spring and are also inspected weekly for weed intrusions and maintained as needed. When/if any of these trees die or become damaged, the Association replaces these trees with a like variety as allowed by the budget that season. The number of trees listed above includes any tree planted at time of development along public roads or within open spaces and regularly maintained by the association. These amounts do not include street trees planted between the curbs and sidewalks in front of homeowner lots.

**Legal & Professional Fees, \$14,150** – Cost of any litigation, planning and research by the Associations counsel, collection efforts of unpaid association fees as well as accounting fees for the annual audit of association financial records.

**Management Fees, \$115,632** – This is the agreed contract amount for the professional management services provided by Capital Association Management Partners.

**Miscellaneous, \$15,576** – Additional monies for unforeseen expenses, paper, postage, ink, and costs related to association fees that cannot be collected due to bankruptcy and/or foreclosure.

**Open Space Maintenance, \$476,273** - There are now 313 acres of open space property and right-of-way within the Scioto Reserve community, 169 Acres that are maintained on a weekly basis. Over a full growing season, irrigated acreage (36 A) gets mowed in its entirety 32 times and gets 4 applications of fertilizer and herbicide. While historically non-irrigated acreage would get mowed 26 times, weather patterns have changed over the last several seasons. Longer growing seasons and additional precipitation has resulted in a need to increase the number of non-irrigated mowing's each season.

**Pond Inspections & Applications, \$25,125** – 34 retention ponds are located throughout the Scioto Reserve development, all of varying size. Between the months of April and October all ponds are inspected and treated, as needed, every two weeks. EPA regulation restricts the reoccurrence of algaecide applications to 10 days, meaning that regardless of the outcome, new chemicals cannot be sprayed in a pond any sooner than 10 days. Therefore, to abide by federal regulations, the Association's contractors are limited to a two-week inspection and application.

**Property Taxes & Tax Preparation, \$33,490** – Taxes paid to Delaware County for property taxes on all association owned common spaces throughout the community. In addition, the fee paid to the Associations accountant for required annual tax filings.

**Contribution to Reserves, \$15,000** – Annual contribution to reserve and working capital expenditure accounts.

**Water/Sewer Maintenance & Utilities, \$12,500** - This amount includes the annual water cost for a single Delco fed irrigation system as well as periodic ground water tests required by the EPA. The water tests occur throughout the community and are associated with the effluent water treatment plant that collects and treats much of the community's wastewater.