



5151 Jefferson Blvd.  
Suite 103  
Louisville, KY 40219

Phone: (502) 451-0485  
Fax: (502) 451-8795

Email:  
info@paragonky.com  
www.paragonky.com

November 23, 2016

Louisville, KY 40245

Re: 2017 Annual Landis Lakes Recreation Association Fee

Dear :

I am writing on behalf of the Landis Lakes Recreation Association (Clubhouse and Pool). Your annual fee for 2017 will remain the same at \$295.00 and is due on January 1, 2017.

Please note that any payment not received by January 31, 2017 will incur a late charge of \$25.00. In addition, anyone with an outstanding balance will not be permitted to use the pool or clubhouse.

Please ensure that your name and address are included on the check. Make your check (no cash please) payable to the Landis Lakes Recreation Association, *Account #* and mail to:

**Landis Lakes Recreation Association  
c/o Paragon Management Group  
P.O. Box 1256  
Commerce, GA 30529**

You may also pay your fees online at [www.paragonky.com](http://www.paragonky.com). Click on login/register in the top right hand side of the screen and register for an account. Having access to your website will also allow you to see your account in real time, access community forms and your governing documents.

A copy of the approved 2017 budget is on the back of this page for your review.

If you have any questions please contact our office via e-mail at [jennifer@paragonky.com](mailto:jennifer@paragonky.com) or by phone at (502) 451-0485.

We are most appreciative of the opportunity to be of service to you and your community!

Sincerely,

Jennifer Stewart  
Association Manager

## Landis Lakes Recreation Association 2017 Budget

Description	2016 Budget	2017 Budget	
<b>Operating Accounts</b>			
<b>Income Accounts</b>			
Recreation Assessment	\$96,465.00	<b>\$96,465.00</b>	2017 fee will be \$295 per home
Late Fee Income	\$2,100.00	<b>\$0.00</b>	Budgeting not recommended
Legal Fees	\$1,200.00	<b>\$0.00</b>	Budgeting not recommended
Clubhouse Rental	\$4,500.00	<b>\$2,200.00</b>	Based on 2016 Actuals
Guest Pool Passes	\$8,200.00	<b>\$6,500.00</b>	Based on 2016 Actuals
Small Claims Fee	\$0.00	<b>\$0.00</b>	Budgeting not recommended
Investment Income	\$50.00	<b>\$0.00</b>	Budgeting not recommended
<b>Income Accounts Total</b>	<b>\$105,975.00</b>	<b>\$101,610.00</b>	
<b>Expense Accounts</b>			
<b>Operating Expenses</b>			
Water	\$4,408.00	<b>\$2,282.00</b>	Divided water and drainage/sewer. Each proposed a different increase. Water at 4% Sewer and drainage fees have a 6.9% increase
Waste Water		<b>\$4,100.00</b>	
Electricity	\$10,938.00	<b>\$9,672.00</b>	Based on actuals with a 4% increase
General Maintenance	\$8,000.00	<b>\$5,000.00</b>	Decreased because of pool repairs in 2016
Landscape - Other	\$1,000.00	<b>\$1,000.00</b>	No change from 2016
Lawn care - Contract	\$3,000.00	<b>\$3,865.00</b>	Based on 2017 contract
Telephone	\$800.00	<b>\$1,000.00</b>	Based on 2016 actuals
Trash Collection	\$300.00	<b>\$360.00</b>	Based on 2016 actuals with the one extra can.
Cleaning Expense	\$2,660.00	<b>\$3,000.00</b>	Based on 2016 actuals and projections for 2017.
Pool Maint - Contract	\$38,709.00	<b>\$45,917.00</b>	Based on 2017 contract
Pool Repairs - Other	\$0.00	<b>\$1,500.00</b>	Contingency repairs.
Snow Removal	\$500.00	<b>\$500.00</b>	No change from 2016
Supplies Expense	\$500.00	<b>\$500.00</b>	No change from 2016
<b>Management &amp; General Expenses</b>			
Insurance	\$4,000.00	<b>\$4,300.00</b>	Based on 2016 actuals with a 5% increase
Assoc Mngmnt Fee	\$6,140.00	<b>\$6,324.00</b>	Based on 3% CPI
Copies & Postage	\$1,100.00	<b>\$1,150.00</b>	Anticipated postage increase in 2017
License & Permits	\$450.00	<b>\$450.00</b>	No change from 2016
Attorney Fees	\$1,200.00	<b>\$1,200.00</b>	No change from 2016
Community Relations	\$0.00	<b>\$475.00</b>	No change from 2016
<b>Other Expenses</b>			
Annual KY Filing Fee	\$15.00	<b>\$15.00</b>	
Reserve Contribution	\$22,255.00	<b>\$12,555.00</b>	Contributed to reserves to help restore funding
<b>Expense Accounts Total</b>	<b>\$83,720.00</b>	<b>\$101,610.00</b>	
<b>Operating Accounts Net</b>	<b>\$0.00</b>	<b>\$0.00</b>	