

**WOODLAND CREEK
RESIDENTIAL ASSOCIATION BUDGET 2016
JANUARY - DECEMBER**

Revenue:

Dues:	<u>334*61*12+Prorated</u>	<u>270,642.00</u>
Initiation Fees:	<u>18@175+29@240</u>	<u>10,110.00</u>
Rental Assesment	<u>12@175</u>	<u>2,100.00</u>
ARC Review Fees:		<u>0.00</u>
Lodge Rental		<u>8,000.00</u>
Misc. Income		<u>100.00</u>

Total Revenue:

NOTE 1

290,952.00

Expenses:

Administration:	<u>84,176.00</u>
Amenity Center:	<u>85,856.00</u>
Entrance:	<u>13,800.00</u>
Landscape/Grounds:	<u>71,700.00</u>
Utilities:	<u>12,360.00</u>
Miscellaneous:	<u>13,750.00</u>

Total Expenses:

NOTE 2

281,642.00

NET INCOME/(LOSS)

9,310.00

NOTES:

1 - BUGETED INCOME IS INCREASED BY 22.5 %

2 - BUDGETED EXPENSES ARE DECREASED BY 5.30 %

**WOODLAND CREEK
RESIDENTIAL ASSOCIATION BUDGET 2016
JANUARY - DECEMBER**

Revenue:

Association Dues:	334*61*12+new mem prorated	270,642.00
Initiation Fees:	47*175.00	10,110.00
Rental Assessment	12 @ 175.00	2,100.00
ARC Review Fees:		0.00
Lodge Rental		8,000.00
Misc. Income		100.00

Total Revenue:

NOTE 1 290,952.00

Expenses:

Administration:

84,176.00

Mgt. Fees		25,000.00
Security-Overall	<u>12@3750</u>	46,720.00
Security-Lg/Rental		0.00
Equipment		100.00
Office Supplies		500.00
Insurance-General/Liability/Property/Umbrella		7,511.00
Insurance-Bd. of Directors		2,675.00
News Letter / Meetings		200.00
Business License	Pool Permit	170.00
Audit/Tax Return		0.00
Postage		500.00
Legal		500.00
Bank Charge		300.00
Bad Debt		0.00

Amenity Center:

85,856.00

Building Repair/Maint.		4,000.00
Cleaning Contract	12@450	5,400.00
Cleaning Ldg/Party		6,000.00
Pool Labor		4,800.00
Pool Managers		15,000.00
Pool Supplies	12 @ 250	3,000.00
Pool Rep./Maint/Depre	12 @ 130 +3000	5,000.00
Fitness Ctr. Equip.	12@100	1,200.00
Fitness Equip. Dep	<u>12@929</u>	11,140.00
Fitness Ctr. Supplies		800.00
Termite / Pest Control	Rebel	1,150.00
Power	12@1500	16,000.00
Gas	<u>12@150</u>	1,500.00
Garbage	<u>12*43</u>	516.00
Water	<u>12@500</u>	7,000.00
Alarm Monitoring	<u>4@51</u>	250.00
Playgroud Exp.	<u>inc. mulch</u>	2,500.00
Bark Park Exp.		600.00

600+12@45

W/C RES. ASSOC.
DETAIL BUDGET

Entrance: 13,800.00

Signage		600.00
Lighting		500.00
Gates		0.00
Street Light Maint.	blbs/photo by apc	1,000.00
Christmas Lights	Install & uninstall	9,500.00
Street Sweeping		0.00
Bridge Inspection	annual@600	600.00
Bridge Maintenance	4 inspection@400	1,600.00

Landscape/Grounds: 71,700.00

Contract Labor	12@2000	28,000.00
Temp. Labor		0.00
Repair/Replacement		8,000.00
Supplies		100.00
Color Program	2@4000.00	8,000.00
Irrigation Repair		2,000.00
Well/Pump Repair		1,000.00
Fertilizer Contract	5@1100	5,500.00
Pinestraw	1600bales@6.00x2	19,100.00

Utilities: 12,360.00

Power	6/30+1/50+3/150	8,160.00
Gas		0.00
Water	3@50+2@100	2,400.00
Telephone	Incl in Cable Cost	0.00
Cable	12@110	1,800.00
Internet	Incl in Cable Cost	0.00

Miscellaneous: 13,750.00

Property Taxes	10,250.00
Contingencies	1,000.00
HOA Functions	2,500.00

Total Expenses: NOTE 2 281,642.00

NET INCOME/(LOSS) 9,310.00

NOTES:

- 1 - BUDGETED INCOME IS INCREASED BY 22.5 %
- 2 - BUDGETED EXPENSES ARE DECREASED BY 5.30 %

**WOODLAND CREEK
RESIDENTIAL ASSOCIATION BUDGET 2016
JANUARY - DECEMBER**

	<u>2016 / 2015 BUDGET COMPARISON</u>			<u>2015 ACTUAL / BUDGET COMPARISON</u>			
Revenue:	<u>2016 BUDGET</u>	<u>2015 BUDGET</u>	<u>BUDGETS DIFF</u>	<u>2015 BUDGET</u>	<u>2015 ACTUAL</u>	<u>2015 OVER/UNDER</u>	<u>NOTES</u>
Dues:	270642	221308	49334	221308	222306	998	
Initiation Fees:	10110	6125	3985	6125	12600	6475	
Rental Assessment	2100	2100	0	2100	2625	525	
ARC Review Fees:	0	0	0	0	0	0	
Lodge Rental	8000	8000	0	8000	10720	2720	
Misc. Income	100	100	0	100	240	140	
Total Revenue:	290952	237633	53319	237633	248491	10858	
Expenses:							
Administration:	84176	84353	(177)	84353	77735	(6618)	
Amenity Center:	85856	102556	(16700)	102556	76302	(26254)	
Entrance:	13800	13500	300	13500	18740	5240	
Landscape/Grounds:	71700	71200	500	71200	67002	(4198)	
Utilities:	12360	12360	0	12360	8115	(4245)	
Miscellaneous:	13750	13200	550	13200	14498	1298	
Total Expenses:	281642	297169	(15527)	297169	262392	(34777)	
NET INCOME/(LOSS)	9310	(59536)	68846	(59536)	(13901)	45635	

NOTES:

- 1 INCOME INCREASED 22.5 % OVER 2015 BUDGET
- 2 EXPENSES DECREASED 5.30 % FROM THE 2015 BUDGET