

SUBDIVISION HOA BUDGET WOODLAND CREEK 2019

INCOME AS OF 12/31/18		HOA	LNH	CLOSING EST. FOR 20119		TOTAL	DUES		INITIATION FEE	
204750		525	360	51		885	65/390/780		240	
225165							65/390/780		240	
MONTH	%	INCOME	# CLOSE	PARTIAL INCOME	INITIATION INCOME	OTHER INCOME	TOTAL	EXPENSE	NET INC	CUM TOT
JAN	0.3	61425	5	0	1200	1308	63933	25391	38542	38542
FEB	0.4	81900	3	1625	720	1308	85553	25391	60162	98704
MAR	0.15	30713	4	780	960	1308	33761	25391	8370	107074
APR	0.1	20475	4	780	960	1308	23523	25391	(1868)	105206
MAY	0.05	10238	5	520	1200	1308	13266	25391	(12126)	93080
JUN	0	0	3	325	720	1310	2355	25393	(23038)	70042
JUL	0.3	67550	6	0	1440	1308	70298	25391	44907	114949
AUG	0.4	90066	5	1950	1200	1308	94524	25391	69133	184082
SEP	0.15	33775	4	1300	960	1308	37343	25391	11952	196033
OCT	0.1	22517	3	780	720	1308	25325	25391	(67)	195967
NOV	0.05	11258	4	390	960	1308	13916	25391	(11475)	184492
DEC	0	0	5	260	1200	1310	2770	25393	(22623)	161869
TOTALS		429915	51	8710	12240	15700	466565	304696	161869	161869

DUES 65.00 PER MONTH 2017

**WOODLAND CREEK
RESIDENTIAL ASSOCIATION BUDGET 2019
JANUARY - DECEMBER**

Revenue:

Association Dues:	525*65*12+new mem prorated	438,625.00
Initiation Fees:	51*240.00	12,240.00
Rental Assesment	12 @ 240.00	2,880.00
ARC Review Fees:		0.00
Lodge Rental		12,500.00
Misc. Income		320.00

Total Revenue:

466,565.00

Expenses:

G and A

93,756.00

Mgt. Fees		30,000.00
Security-Overall	12@4100	49,200.00
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		1,800.00
Business License	Pool Permit	170.00
Audit/Tax Return		0.00
Postage		1,000.00
Legal		500.00
Bank Charge		300.00
Bad Debt		0.00

Amenity Center:

82,240.00

Building Repair/Maint.		4,000.00	
Cleaning Contract	12@450+EXTRAS	8,000.00	
Cleaning Ldg/Party		6,000.00	
Pool Labor	includes cleaning	8,000.00	
Pool Managers		12,000.00	
Pool Supplies	12 @ 250	3,000.00	
Pool Rep./Maint/Depre	12 @ 130 +3000	6,000.00	includes deck rep
Fitness Ctr. Equip.	12@100	1,200.00	
Fitness Equip. Dep	12@929	0.00	
Fitness Ctr. Supplies		1,000.00	
Termite / Pest Control	Rebel	1,150.00	600+12@45
Power	12@1500	16,000.00	
Gas	12@200	2,400.00	
Garbage	12*45	540.00	
Water	12@800	9,600.00	
Alarm Monitoring	4@51	250.00	
Playground Exp.	inc. mulch	2,500.00	
Bark Park Exp.	pet station sup	600.00	

Entrance:24,900.00

Signage		<u>600.00</u>
Lighting		<u>500.00</u>
Gates		<u>0.00</u>
Street Light Maint.	blbs/photo by apc	<u>1,000.00</u>
Christmas Lights	Install & uninstall	<u>9,500.00</u>
Street Sweeping		<u>0.00</u>
Bridge Inspection	<u>annual@1000</u>	<u>1,000.00</u>
Bridge Maintenance	<u>4 inspection@1000</u>	<u>4,000.00</u>
Bridge depre	<u>12 @ 690</u>	<u>8,300.00</u>

Landscape/Grounds:69,800.00

Contract Labor	<u>12@2000</u>	<u>28,000.00</u>
Temp. Labor		<u>0.00</u>
Repair/Replacement		<u>6,000.00</u>
Supplies		<u>100.00</u>
Color Program	<u>2@4000.00</u>	<u>8,000.00</u>
Irrigation Repair		<u>2,000.00</u>
Well/Pump Repair		<u>1,000.00</u>
Fertilizer Contract	<u>5@900</u>	<u>4,500.00</u>
Pine straw	<u>1700bales@6.00x2</u>	<u>20,200.00</u>

Utilities:18,000.00

Power	<u>10/30+1/50+3/150</u>	<u>9,600.00</u>
Gas		<u>0.00</u>
Water	<u>7@50+2@100</u>	<u>6,600.00</u>
Telephone	<u>Incl in Cable Cost</u>	<u>0.00</u>
Cable	<u>12@110</u>	<u>1,800.00</u>
Internet	<u>Incl in Cable Cost</u>	<u>0.00</u>

Miscellaneous:16,000.00

Property Taxes	<u>11,000.00</u>
Contingencies	<u>1,000.00</u>
HOA Functions	<u>4,000.00</u>

Total Expenses:304,696.00**NET INCOME/(LOSS)**161,869.00**NOTES:**

**WOODLAND CREEK
RESIDENTIAL ASSOCIATION BUDGET COMPARISON 2018 TO 2019**

JANUARY - DECEMBER

2019 / 2018 BUDGET COMPARISON

2018 ACTUAL / BUDGET COMPARISON

	<u>2019 BUDGET</u>	<u>2018 BUDGET</u>	<u>BUDGETS DIFF</u>	<u>2018 BUDGET</u>	<u>2018 ACTUAL</u>	<u>2018 OVER/(UNDER)</u>	<u>NOTES</u>
Revenue:							
Association Dues: 525*65*12+new mem prorated	438625	407050	31575	407050	384016	(23034)	
Initiation Fees: 51*240	12240	16320	(4080)	16320	24375	8055	
Rental Assessment	2880	2880	0	2880	1925	(955)	
ARC Review Fees:	0	0	0	0	0	0	
Lodge Rental	12500	10000	2500	10000	15840	5840	
Misc. Income	320	320	0	320	495	175	
Total Revenue:	466565	436570	29995	436570	426651	(9919)	1
Expenses:							
G and A	93756	84176	(9580)	84176	95640	11464	
Mgt Fees	30000	25000	(5000)	25000	30981	5981	
Security-Overall: 12@3750	49200	46720	(2480)	46720	49198	2478	
Security-Lg/Rental	0	0	0	0	0	0	
Equipment	100	100	0	100	216	116	
Office Supplies	500	500	0	500	206	(294)	
Insurance-General/Liability/Property/Umbrella	7511	7511	0	7511	7010	(501)	
Insurance-Bd. of Directors	2675	2675	0	2675	2630	(45)	
News Letter / Meetings	1800	200	(1600)	200	1759	1559	
Business License Pool Permit	170	170	0	170	170	0	
Audit/Tax Return	0	0	0	0	0	0	
Postage	1000	500	(500)	500	1113	613	
Legal	500	500	0	500	464	(36)	
Bank Charge	300	300	0	300	159	(141)	
Bad Debt	0	0	0	0	1734	1734	
Amenity Center:	82240	85856	3616	85856	90081	4225	
Building Repair/Maint.	4000	4000	0	4000	6698	2698	
Cleaning Contract 12@450	8000	5400	(2600)	5400	8010	2610	
Cleaning Ldg/Party	6000	6000	0	6000	6205	205	
Pool Labor 5@500	8000	4800	(3200)	4800	6400	1600	
Pool Managers	12000	15000	3000	15000	11088	(3912)	
Pool Supplies	3000	3000	0	3000	3700	700	
Pool Rep./Maint./Dep	6000	5000	(1000)	5000	5708	708	
Fitness Ctr. Equip. 12@75	1200	1200	0	1200	825	(375)	
Fitness Equip Dep 12 @ 925	0	11140	0	11140	8665	(2475)	
Fitness Ctr. Supplies	1000	800	(200)	800	1541	741	
Termite / Pest Control /Rebel	1150	1150	0	1150	1031	(119)	
Power 12@1500	16000	16000	0	16000	13235	(2765)	
Gas 12@150	2400	1500	(900)	1500	2424	924	
Water 12@500	9600	7000	(2600)	7000	10735	3735	
Garbage 12*43	540	516	(24)	516	603	87	
Alarm Monitoring 4@51	250	250	0	250	110	(140)	
Playground Exp. inclds mulch	2500	2500	0	2500	2100	(400)	
Bark Park Exp. inc pet sta sup	600	600	0	600	1003	403	

2019/ 2018 BUDGET COMPARISON**2018 ACTUAL / BUDGET COMPARISON****2019 BUDGET 2018 BUDGET BUDGETS DIFF****2018 BUDGET 2018 ACTUAL 2018 OVER/(UNDER)****NOTES****Entrance:**

	24900	13800	(11100)	13800	36530	22730
Signage	600	600	0	600	3926	3326
Lighting	500	500	0	500	2361	1861
Gates	0	0	0	0	0	0
Street Light Maint. bulbs/photo by apc	1000	1000	0	1000	440	(560)
Christmas Lights Install & uninstall	9500	9500	0	9500	11401	1901
Street Sweeping	0	0	0	0	0	0
Bridge Inspection <u>annual@1000</u>	1000	600	(400)	600	650	50
Bridge Maintenance 4 inspection@1000	4000	1600	(2400)	1600	17752	16152
Bridge depre 12 @ 690	8300	0	(8300)	0	0	0

Landscape/Grounds:

	69800	71700	1900	71700	92795	21095
Contract Labor <u>12@2000</u>	28000	28000	0	28000	30713	2713
Temp. Labor	0	0	0	0	0	0
Repair/Replacement	6000	8000	2000	8000	26815	18815
Supplies	100	100	0	100	1350	1250
Color Program <u>2@4000</u>	8000	8000	0	8000	8000	0
Irrigation Repair	2000	2000	0	2000	2395	395
Well/Pump Repair	1000	1000	0	1000	0	(1000)
Fertilizer Contract <u>5@1100</u>	4500	5500	1000	5500	3332	(2168)
Pine straw <u>1600@sales@6.00x2</u>	20200	19100	(1100)	19100	20190	1090

Utilities:

	18000	12360	(5640)	12360	18838	6478
Power 10/30+1/50+3/150	9600	8160	(1440)	8160	4143	(4017)
Gas	0	0	0	0	0	0
Water <u>7@50+2@100</u>	6600	2400	(4200)	2400	11471	9071
Telephone <u>Incl in Cable Cost</u>	1200	0	(1200)	0	1380	1380
Cable <u>12@115</u>	600	1800	1200	1800	1125	(675)
Internet Incl in Cable Cost	0	0	0	0	719	719

Miscellaneous:

	16000	13750	(2250)	13750	17336	3586
Property Taxes	11000	10250	(750)	10250	11018	768
Contingency	1000	1000	0	1000	507	(493)
Misc/ HOA Functions	4000	2500	(1500)	2500	5811	3311

Total Expenses:

	304696	281642	(23054)	281642	351220	69578
NET INCOME/(LOSS)	161869	154928	6941	154928	75431	(79497)

NOTES