

Book1

	A	B	C	D	E	F	G	H	I	J	K
1		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Budget
2	Annual Due Assessments per Home:	\$440	\$460	\$480	\$480	\$655	\$655	\$655	\$685	\$685	\$685
3	94 homes										
4	Income										
5											
6	Annual Due Assessments	\$40,920.00	\$43,240.00	\$45,120.00	\$45,120.00	\$61,579.00	\$61,561.00	\$61,570.00	\$64,410.00	\$64,390.00	\$64,390.00
7	Transfer Fees/Late Fees/Other	\$2,045.70	\$2,974.41	\$2,297.50	\$2,250.00	\$2,250.00	\$1,721.49	\$561.30	\$3,575.00	\$1,100.00	\$0.00
8	Interest Income	\$2.54	\$2.44	\$2.39	\$18.08	\$47.86	\$9.52	\$4.88	\$16.91	\$466.01	\$476.00
9	Transfer From Reserves			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$0.00
10	Special Assessments			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	Turf Conversion Grant (Northern Water)						\$8,285.61	\$0.00	\$0.00	\$0.00	\$0.00
12											
13	Total Income:	\$42,968.24	\$46,216.85	\$47,419.89	\$47,388.08	\$63,876.86	\$71,577.62	\$62,136.18	\$81,001.91	\$65,956.01	\$64,866.00
14											
15	Expenses										
16											
17	Administrative										
18	Insurance	\$658.00	\$782.00	\$524.68	\$888.00	\$888.00	\$888.00	\$888.00	\$978.00	1,347.00	\$1,397.80
19	Legal/Collections/Reserve Study	\$0.00	\$500.00	\$0.00	\$0.00	\$210.00	\$10.00	\$0.00	\$40.00	3,055.00	\$2,500.00
20	Printing/Postage/Office	\$543.95	\$521.29	\$302.17	\$578.42	\$470.54	\$149.61	\$425.81	\$369.10	483.21	\$500.00
21	Bank Fees	\$60.00	\$60.00	\$60.00	\$61.00	\$60.00	\$61.00	\$19.00	\$0.00	45.00	\$60.00
22	Rent (annual meeting space, website)		\$30.00	\$0.00	\$119.81	\$166.17	\$21.17	\$380.81	\$21.17	170.67	\$112.50
23	Total Administrative:	\$1,261.95	\$1,893.29	\$886.85	\$1,647.23	\$1,794.71	\$1,129.78	\$1,713.62	\$1,408.27	\$5,100.88	\$4,570.30
24											
25	Common Area Infrastructure										
26	Irrigation System	\$3,634.60		\$475.00	\$375.68	\$0.00	\$9,500.01	\$144.00	\$0.00	0.00	\$2,000.00
27	Concrete Drain Pans			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
28	Drain Pipes			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1,587.00	\$0.00
29	Trees and Shrubs and Grass		\$785.35	\$726.20	\$134.36	\$0.00	\$0.00	\$4,407.28	\$0.00	4,626.00	\$3,000.00
30	Turf Conversion						\$6,405.85	\$0.00	\$0.00	0.00	\$0.00
31	Total Infrastructure Maintenance:	\$3,634.60	\$785.35	\$1,201.20	\$510.04	\$0.00	\$15,905.86	\$4,551.28	\$0.00	\$6,213.00	\$5,000.00
32											
33	Common Area Landscape Maintenance										
34	Existing Turf Area Landscape Contract	\$20,901.16	\$21,528.22	\$13,650.64	\$22,182.29	\$21,554.59	\$22,142.05	\$25,035.69	\$27,663.84	40,602.54	\$32,000.00
35	Native Grass Area Maintenance						\$0.00	\$0.00	\$0.00	0.00	\$0.00
36	Sprinkler/Irrigation Repairs	\$1,104.84	\$1,071.74	\$4,126.42	\$1,217.70	\$1,042.66	\$1,131.26	\$2,999.22	\$5,182.13	3,034.92	\$3,000.00
37	Tree Damage Cleanup	\$1,070.00	\$875.00	\$450.00	\$2,250.00	\$1,619.48	\$9,931.06	\$5,921.00	\$75.19	0.00	\$3,000.00
38	Tree Pruning Maintenance							\$5,100.00	\$0.00	4,300.00	\$2,000.00
39	General/Other (Backflow Testing)	\$0.00	\$300.00	\$245.00	\$970.09	\$740.00	\$208.00	\$239.00	\$345.00	169.90	\$500.00
40	Snow Removal	\$617.50	\$1,033.62	\$500.38	\$1,665.00	\$0.00	\$100.00	\$1,562.40	\$15.32	0.00	\$500.00
41	Total Landscape Maintenance:	\$23,693.50	\$24,808.58	\$18,972.44	\$28,285.08	\$24,956.73	\$33,512.37	\$40,857.31	\$33,281.48	\$48,107.36	\$41,000.00
42											
43	Common Area Utilities										
44	5285 Wheaton Drive Water 1.5" Tap Base Rates	\$6,604.82	\$11,433.45	\$9,730.48	\$9,651.99	\$6,477.93	\$8,586.72	\$11,969.54	\$5,072.46	4,638.03	\$7,200.00
45	5285 Wheaton Drive Water 1.5" Tap Surcharge								\$7,818.54	0.00	\$0.00
46	1501 Keenland Drive Water 1" Tap Base Rates	\$4,095.20	\$5,524.02	\$4,478.51	\$3,930.44	\$3,390.08	\$3,252.41	\$5,300.86	\$2,538.81	2,186.95	\$4,150.00
47	1501 Keenland Drive Water 1" Tap Surcharge								\$3,834.90	0.00	\$0.00
48	1401 Keenland Electric Meter	\$46.01	\$49.33	\$79.74	\$50.31	\$56.58	\$66.52	\$73.04	\$124.88	138.63	\$150.00
49	Payment for additional water allotment					\$16,210.10	\$20,016.02	\$0.00	\$0.00	0.00	\$0.00
50	ET Water Systems	\$278.00	\$497.00	\$468.00	\$460.00	\$478.00	\$478.00	\$717.00	\$717.00	0.00	\$475.00
51	Water payment to Oakridge 1 HOA	\$0.00	\$0.00	\$1,291.06	\$0.00	\$471.65	\$217.02	\$341.21	\$235.41	228.87	\$300.00
52	Total Utilities:	\$11,024.03	\$17,503.80	\$16,047.79	\$14,092.74	\$27,084.34	\$32,616.69	\$18,401.65	\$20,342.00	\$7,192.48	\$12,275.00
53											
54	Total Expenses:	\$39,614.08	\$44,991.02	\$37,108.28	\$44,535.09	\$53,835.78	\$83,164.70	\$65,523.86	\$55,031.75	\$66,613.72	\$62,845.30
55											
56											
57	Net Income:	\$3,354.16	\$1,225.83	\$10,311.61	\$2,852.99	\$10,041.08	-\$11,587.08	-\$3,387.68	\$25,970.16	\$27.29	\$2,020.70
58											
59											
60	Net Transfer to Reserves			\$10,000.00	\$5,000.00	\$10,000.00	-\$10,000.00	-\$1,000.00	\$7,000.00	\$3,000.00	\$3,000.00
61											
62	Leave as Operating Funds			\$311.61	-\$2,147.01	\$41.08	-\$1,587.08	-\$2,387.68	\$5,970.16	-\$2,972.71	-\$979.30
63											
64											
65	Assets (cash in bank at year end)										
66											
67	Operating Funds Checking Account:	\$6,171.96	\$6,838.77	\$7,380.49	\$5,215.40	\$5,208.12	\$3,590.92	\$1,198.37	\$7,151.62	\$75.64	
68	Reserve Savings Account:	\$6,730.47	\$6,732.91	\$16,735.30	\$21,753.38	\$31,801.24	\$21,810.76	\$20,815.64	\$27,832.55	\$27,916.78	
69	Certificate of Deposit:									\$10,381.88	