

Oakridge Village 2 HOA Financials and Budget.xlsx

	A	C	D	E	F	G	H	I	J	K	L
1		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Budget
2	Annual Due Assessments per Home:	\$460	\$480	\$480	\$655	\$655	\$655	\$685	\$685	\$685	\$685
3	94 homes										
4	Income										
5											
6	Annual Due Assessments	\$43,240.00	\$45,120.00	\$45,120.00	\$61,579.00	\$61,561.00	\$61,570.00	\$64,410.00	\$65,075.00	\$63,705.00	\$64,390.00
7	Transfer Fees/Late Fees/Other	\$2,974.41	\$2,297.50	\$2,250.00	\$2,250.00	\$1,721.49	\$561.30	\$3,575.00	\$1,100.00	\$7,171.00	\$4,580.00
8	Interest Income	\$2.44	\$2.39	\$18.08	\$47.86	\$9.52	\$4.88	\$16.91	\$466.01	\$391.58	\$364.00
9	Transfer From Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00
10	Special Assessments		\$0.00	\$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	\$0.00
12											
13	Total Income:	\$46,216.85	\$47,419.89	\$47,388.08	\$63,876.86	\$71,577.62	\$62,136.18	\$81,001.91	\$66,641.01	\$71,267.58	\$69,334.00
14											
15	Expenses										
16											
17	Administrative										
18	Insurance	\$782.00	\$524.68	\$888.00	\$888.00	\$888.00	\$888.00	\$978.00	1,347.00	1,418.00	\$1,488.90
19	Legal/Collections/Reserve Study	\$500.00	\$0.00	\$0.00	\$210.00	\$10.00	\$0.00	\$40.00	3,055.00	9,790.50	\$4,000.00
20	Printing/Postage/Office	\$521.29	\$302.17	\$578.42	\$470.54	\$149.61	\$425.81	\$369.10	483.21	453.01	\$720.00
21	Bank Fees	\$60.00	\$60.00	\$61.00	\$60.00	\$61.00	\$19.00	\$0.00	45.00	193.00	\$210.00
22	Rent (annual meeting space, website)	\$30.00	\$0.00	\$119.81	\$166.17	\$21.17	\$380.81	\$21.17	170.67	711.15	\$150.00
23	Total Administrative:	\$1,893.29	\$886.85	\$1,647.23	\$1,794.71	\$1,129.78	\$1,713.62	\$1,408.27	\$5,100.88	\$12,565.66	\$6,568.90
24											
25	Common Area Infrastructure										
26	Irrigation System		\$475.00	\$375.68	\$0.00	\$9,500.01	\$144.00	\$0.00	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	\$0.00
28	Drain Pipes		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1,587.00	0.00	\$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	0.00	\$4,800.00
30	Turf Conversion					\$6,405.85	\$0.00	\$0.00	0.00	0.00	\$0.00
31	Total Infrastructure Maintenance:	\$785.35	\$1,201.20	\$510.04	\$0.00	\$15,905.86	\$4,551.28	\$0.00	\$6,213.00	\$0.00	\$6,800.00
32											
33	Common Area Landscape Maintenance										
34	Existing Turf Area Landscape Contract	\$21,528.22	\$13,650.64	\$22,182.29	\$21,554.59	\$22,142.05	\$25,035.69	\$27,663.84	40,602.54	35,349.00	\$39,120.00
35	Native Grass Area Maintenance					\$0.00	\$0.00	\$0.00	0.00	0.00	\$0.00
36	Sprinkler/Irrigation Repairs	\$1,071.74	\$4,126.42	\$1,217.70	\$1,042.66	\$1,131.26	\$2,999.22	\$5,182.13	3,034.92	1,835.74	\$3,000.00
37	Tree Damage Cleanup	\$875.00	\$450.00	\$2,250.00	\$1,619.48	\$9,931.06	\$5,921.00	\$75.19	0.00	114.76	\$1,000.00
38	Tree Pruning Maintenance						\$5,100.00	\$0.00	4,300.00	2,739.00	\$1,000.00
39	General/Other (Backflow Testing)	\$300.00	\$245.00	\$970.09	\$740.00	\$208.00	\$239.00	\$345.00	169.90	189.90	\$500.00
40	Snow Removal	\$1,033.62	\$500.38	\$1,665.00	\$0.00	\$100.00	\$1,562.40	\$15.32	0.00	0.00	\$500.00
41	Total Landscape Maintenance:	\$24,808.58	\$18,972.44	\$28,285.08	\$24,956.73	\$33,512.37	\$40,857.31	\$33,281.48	\$48,107.36	\$40,228.40	\$45,120.00
42											
43	Common Area Utilities										
44	5285 Wheaton Drive Water 1.5" Tap Base Rates	\$11,433.45	\$9,730.48	\$9,651.99	\$6,477.93	\$8,586.72	\$11,969.54	\$5,072.46	4,638.03	5,868.80	\$6,350.00
45	5285 Wheaton Drive Water 1.5" Tap Surcharge							\$7,818.54	0.00	0.00	\$0.00
46	1501 Keenland Drive Water 1" Tap Base Rates	\$5,524.02	\$4,478.51	\$3,930.44	\$3,390.08	\$3,252.41	\$5,300.86	\$2,538.81	2,186.95	3,131.91	\$3,385.39
47	1501 Keenland Drive Water 1" Tap Surcharge							\$3,834.90	0.00	0.00	\$0.00
48	1401 Keenland Electric Meter	\$49.33	\$79.74	\$50.31	\$56.58	\$66.52	\$73.04	\$124.88	138.63	146.12	\$156.34
49	Payment for additional water allotment				\$16,210.10	\$20,016.02	\$0.00	\$0.00	0.00	0.00	\$0.00
50	ET Water Systems	\$497.00	\$468.00	\$460.00	\$478.00	\$478.00	\$717.00	\$717.00	0.00	0.00	\$475.00
51	Water payment to Oakridge 1 HOA	\$0.00	\$1,291.06	\$0.00	\$471.65	\$217.02	\$341.21	\$235.41	228.87	204.33	\$275.00
52	Total Utilities:	\$17,503.80	\$16,047.79	\$14,092.74	\$27,084.34	\$32,616.69	\$18,401.65	\$20,342.00	\$7,192.48	\$9,351.16	\$10,641.73
53											
54	Total Expenses:	\$44,991.02	\$37,108.28	\$44,535.09	\$53,835.78	\$83,164.70	\$65,523.86	\$55,031.75	\$66,613.72	\$62,145.22	\$69,130.63
55											
56											
57	Net Income:	\$1,225.83	\$10,311.61	\$2,852.99	\$10,041.08	-\$11,587.08	-\$3,387.68	\$25,970.16	\$27.29	\$9,122.36	\$203.37
58											
59											
60	Fund Transfers to Reserve Account		\$10,000.00	\$5,000.00	\$10,000.00	-\$10,000.00	-\$1,000.00	\$7,000.00	\$3,000.00	\$3,000.00	\$3,000.00
61											
62											
63											
64	Cash in Bank @ End of Year:										
65											
66	Operating Funds Checking Account:	\$6,838.77	\$7,380.49	\$5,215.40	\$5,208.12	\$3,590.92	\$1,198.37	\$7,151.62	\$75.64	\$11,229.75	
67	Reserve Savings Account:	\$6,732.91	\$16,735.30	\$21,753.38	\$31,801.24	\$21,810.76	\$20,815.64	\$27,832.55	\$27,916.78	\$31,183.63	
68	Certificate of Deposit:								\$10,381.88	\$0.00	
69	Timed Deposit Account:									\$5,126.70	
70	Total Cash in Bank:	\$13,571.68	\$24,115.79	\$26,968.78	\$37,009.36	\$25,401.68	\$22,014.01	\$34,984.17	\$38,374.30	\$47,540.08	