

Oakridge Village 2 HOA Financials and Budget.xlsx

	A	B	C	D	E	F	G	H	I	J
1		2018	2019	2020	2021	2022	2023	2024	2025	2026
2	Annual Due Assessments per Home:	\$480	\$655	\$655	\$655	\$685	\$685	\$685	\$685	\$685
3	94 homes									
4	<b>Income</b>									
5										
6	Annual Due Assessments	\$45,120.00	\$61,579.00	\$61,561.00	\$61,570.00	\$64,410.00	\$65,075.00	\$63,705.00	\$64,390.00	\$64,390.00
7	Transfer Fees/Late Fees/Other	\$2,250.00	\$2,250.00	\$1,721.49	\$561.30	\$3,575.00	\$1,100.00	\$7,171.00	\$8,937.00	\$860.00
8	Interest Income	\$18.08	\$47.86	\$9.52	\$4.88	\$16.91	\$466.01	\$391.58	\$471.73	\$472.00
9	Transfer From Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$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	\$0.00
12										
13	<b>Total Income:</b>	\$47,388.08	\$63,876.86	\$71,577.62	\$62,136.18	\$81,001.91	\$66,641.01	\$71,267.58	\$73,798.73	\$65,722.00
14	<b>Expenses</b>									
15										
16	<b>Administrative</b>									
17	Insurance	\$888.00	\$888.00	\$888.00	\$888.00	\$978.00	1,347.00	1,418.00	\$1,542.00	\$1,697.03
18	Legal/Collections/Reserve Study	\$0.00	\$210.00	\$10.00	\$0.00	\$40.00	3,055.00	9,790.50	\$3,325.44	\$4,000.00
19	Printing/Postage/Office	\$578.42	\$470.54	\$149.61	\$425.81	\$369.10	483.21	453.01	\$453.74	\$600.00
20	Bank Fees/Income Taxes/ Annual Report	\$61.00	\$60.00	\$61.00	\$19.00	\$0.00	45.00	193.00	\$245.60	\$210.00
21	Rent (annual meeting space, website, PO Box)	\$119.81	\$166.17	\$21.17	\$380.81	\$21.17	170.67	711.15	\$347.69	\$405.00
22	<b>Total Administrative:</b>	\$1,647.23	\$1,794.71	\$1,129.78	\$1,713.62	\$1,408.27	\$5,100.88	\$12,565.66	\$5,914.47	\$6,912.03
23										
24	<b>Common Area Infrastructure</b>									
25	Irrigation System	\$375.68	\$0.00	\$9,500.01	\$144.00	\$0.00	0.00	0.00	\$0.00	\$12,000.00
26	Concrete Drain Pans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
27	Drain Pipes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1,587.00	0.00	\$0.00	\$0.00
28	Trees and Shrubs and Grass	\$134.36	\$0.00	\$0.00	\$4,407.28	\$0.00	4,626.00	0.00	\$4,032.00	\$4,500.00
29	Turf Conversion			\$6,405.85	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
30	<b>Total Infrastructure Maintenance:</b>	\$510.04	\$0.00	\$15,905.86	\$4,551.28	\$0.00	\$6,213.00	\$0.00	\$4,032.00	\$16,500.00
31										
32	<b>Common Area Landscape Maintenance</b>									
33	Existing Turf Area Landscape Contract	\$22,182.29	\$21,554.59	\$22,142.05	\$25,035.69	\$27,663.84	40,602.54	35,349.00	\$27,822.87	\$28,935.78
34	Native Grass Area Maintenance			\$0.00	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
35	Sprinkler/Irrigation Repairs	\$1,217.70	\$1,042.66	\$1,131.26	\$2,999.22	\$5,182.13	3,034.92	1,835.74	\$3,482.11	\$3,000.00
36	Tree Damage Cleanup	\$2,250.00	\$1,619.48	\$9,931.06	\$5,921.00	\$75.19	0.00	114.76	\$0.00	\$1,000.00
37	Tree Pruning Maintenance				\$5,100.00	\$0.00	4,300.00	2,739.00	\$5,270.00	\$3,000.00
38	General/Other (Backflow Testing)	\$970.09	\$740.00	\$208.00	\$239.00	\$345.00	169.90	189.90	\$219.90	\$500.00
39	Snow Removal	\$1,665.00	\$0.00	\$100.00	\$1,562.40	\$15.32	0.00	0.00	\$0.00	\$2,000.00
40	<b>Total Landscape Maintenance:</b>	\$28,285.08	\$24,956.73	\$33,512.37	\$40,857.31	\$33,281.48	\$48,107.36	\$40,228.40	\$36,794.88	\$38,435.78
41										
42	<b>Common Area Utilities</b>									
43	5285 Wheaton Drive Water 1.5" Tap Base Rates	\$9,651.99	\$6,477.93	\$8,586.72	\$11,969.54	\$5,072.46	4,638.03	5,868.80	\$5,763.88	\$6,331.18
44	5285 Wheaton Drive Water 1.5" Tap Surcharge					\$7,818.54	0.00	0.00	\$0.00	\$0.00
45	1501 Keenland Drive Water 1" Tap Base Rates	\$3,930.44	\$3,390.08	\$3,252.41	\$5,300.86	\$2,538.81	2,186.95	3,131.91	\$3,222.32	\$3,579.90
46	1501 Keenland Drive Water 1" Tap Surcharge					\$3,834.90	0.00	0.00	\$0.00	\$0.00
47	1401 Keenland Electric Meter	\$50.31	\$56.58	\$66.52	\$73.04	\$124.88	138.63	146.12	\$156.32	\$168.83
48	Payment for additional water allotment		\$16,210.10	\$20,016.02	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
49	ET Water Systems	\$460.00	\$478.00	\$478.00	\$717.00	\$717.00	0.00	0.00	\$0.00	\$475.00
50	Water payment to Oakridge 1 HOA	\$0.00	\$471.65	\$217.02	\$341.21	\$235.41	228.87	204.33	\$525.97	\$275.00
51	<b>Total Utilities:</b>	\$14,092.74	\$27,084.34	\$32,616.69	\$18,401.65	\$20,342.00	\$7,192.48	\$9,351.16	\$9,668.49	\$10,829.91
52										
53	<b>Total Expenses:</b>	\$44,535.09	\$53,835.78	\$83,164.70	\$65,523.86	\$55,031.75	\$66,613.72	\$62,145.22	\$56,409.84	\$72,677.72
54										
55										
56	<b>Net Income:</b>	\$2,852.99	\$10,041.08	-\$11,587.08	-\$3,387.68	\$25,970.16	\$27.29	\$9,122.36	\$17,388.89	-\$6,955.72
57										
58										
59	<b>Fund Transfers to Reserve Account</b>	\$5,000.00	\$10,000.00	-\$10,000.00	-\$1,000.00	\$7,000.00	\$3,000.00	\$3,000.00	\$5,000.00	
60										
62	<b>Cash in Bank @ End of Year:</b>									
63										
64	Operating Funds Checking Account:	\$5,215.40	\$5,208.12	\$3,590.92	\$1,198.37	\$7,151.62	\$75.64	\$11,229.75	\$20,299.77	\$12,899.77
65	Operating Funds in Interest Bearing Account:						\$1,031.88	\$5,126.70	\$10,308.28	\$10,662.03
66	Reserve Savings Account:	\$21,753.38	\$31,801.24	\$21,810.76	\$20,815.64	\$27,832.55	\$27,916.78	\$31,183.63	\$34,347.10	\$39,409.84