

WCHOA
2018 Budget (Estimate)

| | # | Amount | 2018 Annual Budget | Budget Amounts Per Member |
|--|----------------------|-----------------|-----------------------------------|--|
| <u>Revenue</u> | | | | |
| Assessments | | | | |
| Additional fees | | | | |
| Less: NSF returned check | | | | |
| Overpayments collected | | | | |
| Overpayments refunded | | | | |
| Assessments | 656 | \$ 525.00 | \$ 344,400.00 | \$ 525.00 |
| Collection fees | | | | - |
| Rental income on Clubhouse | | | | - |
| Less: NSF returned check | | | | - |
| Less: Refunds | | | | - |
| Clubhouse Rentals | 95 | \$ 125.00 | 11,875.00 | 18.10 |
| Interest Income | | | 500.00 | 0.76 |
| Miscellaneous income: | | | | |
| Insurance refund | | | | - |
| Other | | | 30,000.00 | 45.73 |
| Swim passes | | | 200.00 | 0.30 |
| Tennis court key deposits | | | | - |
| Total Revenues | | | 386,975.00 | 589.90 |
| <u>Expenses</u> | | | | |
| | Major R&R | Cap. Ex. | Operating Exp. | |
| <u>Common Grounds</u> | 67,000.00 | | | |
| Landscaping and Snow Removal | | | 98,500.00 | 150.15 |
| Other Common Area Maintenance/Ponds | | | 11,610.00 | 17.70 |
| Sprinkler Maintenance | | | 22,000.00 | 33.54 |
| Tree Removal | | | 14,000.00 | 21.34 |
| Water & Sewer - Parkway | | | 9,800.00 | 14.94 |
| Total Common Grounds | | | 155,910.00 | 237.67 |
| <u>Utilities</u> | | | | |
| Gas - Pool & Clubhouse | | | 5,500.00 | 8.38 |
| Water - Pool & Clubhouse | | | 2,500.00 | 3.81 |
| Electric - Common Grounds, Pool & Clubhouse | | | 15,300.00 | 23.32 |
| Telephone, WiFi, Cable TV | | | 4,400.00 | 6.71 |
| Total Utilities | | | 27,700.00 | 42.23 |
| <u>Clubhouse</u> | | | | |
| Maintenance/Management | | | 11,700.00 | 17.84 |
| Security System | | | 300.00 | 0.46 |
| Total Clubhouse | | | 12,000.00 | 18.29 |
| <u>Pool</u> | 10,000.00 | | | |
| Management | | | 49,000.00 | 74.70 |
| Supplies/Repairs/Maintenance | | | 5,000.00 | 7.62 |
| Total Pool | | | 54,000.00 | 82.32 |
| <u>Other Maintenance</u> | | | | |
| Parking Lot | | | 5,000.00 | 7.62 |
| Playground | 5,000.00 | | - | - |
| Volleyball Court | | | - | - |
| Tennis Courts | | | - | - |
| Total Other Maintenance | | | 5,000.00 | 7.62 |
| <u>General & Administrative</u> | | | | |
| Insurance | | | 3,000.00 | 4.57 |
| Accounting | | | 1,500.00 | 2.29 |
| Reserve study fee | | | - | - |
| Legal fees | | | 5,000.00 | 7.62 |
| Activities | | | 5,000.00 | 7.62 |
| Postage/Printing/Newsletters | | | 2,600.00 | 3.96 |
| Real Estate Taxes | | | 1,900.00 | 2.90 |
| Miscellaneous | | | 500.00 | 0.76 |
| Total General & Administrative | | | 19,500.00 | 29.73 |
| Total Expenses | | | 274,110.00 | 417.85 |
| Revenues Over Expenses b4 Mgt Fee, Major R&R, and Capital Exp | | | 112,865.00 | 172.05 |
| Management Fees | | | 29,913.60 | 45.60 |
| Subtotal | | | 82,951.40 | 126.45 |
| Major Repairs & Replacements | \$ 82,000.00 | | 82,000.00 | 125.00 |
| Capital Expenditures | | \$ - | - | - |
| Revenues Over Expenses | | | \$ 951.40 | \$ 1.45 |