

WATERFORD LAKES COMMUNITY ASSOCIATION

2015 Budget Updated 10/27/2014

Beginning January 1, 2015 ending December 31, 2015

Budget	Quarterly Assessment:	(0.00%	increase)	\$163.00	\$163.00
Change	Change from prior year			0.00%	0.00%
from				2015	2014
2014				Approved	Approved
INCOME					
		Homes	per Qtr	Monthly	
0.0%	Assessment Income - WLCA	3,380	\$ 163.00	\$ 183,646.67	\$ 2,203,760
n/a	Assessment Income - interest	3,380	\$ -	\$ -	\$ -
0.0%	Shopping Center Irrigation	3,380	\$ 0.23	\$ 264.50	\$ 3,174
0.0%	Estates Management Fee	120	\$ 9.00	\$ 360.00	\$ 4,320
0.0%	INCOME		\$ 172.00	\$ 184,271.17	\$ 2,211,254
EXPENSES					
			per Qtr	Monthly	Approved
0.0%	General & Administration		\$ 40.31	\$ 45,413.23	\$ 544,959
0.0%	Utilities		\$ 9.77	\$ 11,007.58	\$ 132,091
0.0%	Personnel Expenses		\$ 32.95	\$ 37,126.71	\$ 445,521
0.0%	Building Maintenance		\$ 0.88	\$ 994.17	\$ 11,930
0.0%	Grounds Maintenance		\$ 9.79	\$ 11,033.33	\$ 132,400
0.0%	Recreation		\$ 2.48	\$ 2,797.92	\$ 33,575
0.0%	Site Improvement		\$ 11.24	\$ 12,666.67	\$ 152,000
0.0%	Contracts		\$ 43.78	\$ 49,323.75	\$ 591,885
0.0%	Reserve Contributions		\$ 12.35	\$ 13,909.08	\$ 166,909
0.0%	EXPENSES		\$ 163.56	\$ 184,272.44	\$ 2,211,269
	Quarterly WLCA Expenses		\$ 163.00	\$ 183,647.94	\$ 2,203,775
	WLCA SURPLUS (DEFICIT)			\$ (15)	\$ (15)

EXPENSE DETAILS

General & Administration			per Qtr	Monthly	Approved	Approved
0.0%	Assessment Coupons		\$ 0.41	\$ 458.33	\$ 5,500	\$ 5,500
0.0%	Bank Charges		\$ 0.06	\$ 66.67	\$ 800	\$ 800
0.0%	Credit Card Fees		\$ 0.53	\$ 600.00	\$ 7,200	\$ 7,200
0.0%	Postage & Mail Supplies		\$ 1.48	\$ 1,666.67	\$ 20,000	\$ 20,000
0.0%	Copies and Printing		\$ 0.89	\$ 1,000.00	\$ 12,000	\$ 12,000
0.0%	Office Supplies		\$ 0.37	\$ 416.67	\$ 5,000	\$ 5,000
0.0%	Paper Recycling/Shredding		\$ 0.03	\$ 30.00	\$ 360	\$ 360
0.0%	Archive Storage		\$ 0.03	\$ 38.00	\$ 456	\$ 456
0.0%	Dues & Subscriptions		\$ 0.08	\$ 91.67	\$ 1,100	\$ 1,100
0.0%	Education/Community & Staff		\$ 0.37	\$ 416.67	\$ 5,000	\$ 5,000
0.0%	Licenses, Permits & Fees		\$ 0.10	\$ 108.33	\$ 1,300	\$ 1,300
0.0%	On-site Storage		\$ 0.13	\$ 141.67	\$ 1,700	\$ 1,700
0.0%	Meeting Expenses / Room Rentals		\$ 0.15	\$ 166.67	\$ 2,000	\$ 2,000
n/a	Legal - ARC		\$ -	\$ -	\$ -	\$ -
0.0%	Legal - Collection		\$ 14.79	\$ 16,666.67	\$ 200,000	\$ 200,000
0.0%	Legal - General Matters		\$ 0.37	\$ 416.67	\$ 5,000	\$ 5,000
0.0%	Legal - The Crest		\$ 1.48	\$ 1,666.67	\$ 20,000	\$ 20,000
0.0%	Insurance - Umbrella		\$ 0.48	\$ 537.23	\$ 6,447	\$ 6,447
0.0%	Insurance - Workers Comp		\$ 0.05	\$ 57.08	\$ 685	\$ 685
0.0%	Insurance - Fidelity Policy		\$ 0.09	\$ 100.83	\$ 1,210	\$ 1,210

T.W.L.
10/27/2014

Budget Change from 2014	Quarterly Assessment: Change from prior year	(0.00%	Increase)	\$163.00	\$163.00
				0.00%	0.00%
				2015	2014
				Approved	Approved
0.0%	Insurance - D & O	\$ 0.49	\$ 554.25	\$ 6,651	\$ 6,651
0.0%	Insurance - Liability / Property	\$ 2.81	\$ 3,166.67	\$ 38,000	\$ 38,000
0.0%	(Estates Insurance Reimbursement)	\$ (0.03)	\$ (37.50)	\$ (450)	\$ (450)
0.0%	Acquired Property Expenses	\$ 1.11	\$ 1,250.00	\$ 15,000	\$ 15,000
0.0%	Accounting / Financial Audit	\$ 0.59	\$ 666.67	\$ 8,000	\$ 8,000
n/a	Accounting Personnel	\$ -	\$ -	\$ -	\$ -
n/a	Management Contract	\$ -	\$ -	\$ -	\$ -
0.0%	Computer Maintenance/Storage	\$ 0.18	\$ 208.33	\$ 2,500	\$ 2,500
0.0%	Website	\$ 0.17	\$ 191.67	\$ 2,300	\$ 2,300
0.0%	Bad Debt	\$ 12.73	\$ 14,341.67	\$ 172,100	\$ 172,100
0.0%	Community Outreach / Events	\$ 0.37	\$ 416.67	\$ 5,000	\$ 5,000
n/a	ARC Administrative Expense	\$ -	\$ -	\$ -	\$ -
0.0%	Sales Tax	\$ 0.01	\$ 8.33	\$ 100	\$ 100
0.0%	General & Administration	\$ 40.31	\$ 45,413.23	\$ 544,959	\$ 544,959

<u>Utilities</u>		per Qtr	Monthly	Approved	Approved
0.0%	Electricity - Street Lights	\$ 5.70	\$ 6,416.67	\$ 77,000	\$ 77,000
0.0%	Electricity - Irrigation	\$ 1.16	\$ 1,304.17	\$ 15,650	\$ 15,650
0.0%	Electricity - Fountain	\$ 0.42	\$ 475.00	\$ 5,700	\$ 5,700
0.0%	Electricity - Pool	\$ 0.98	\$ 1,104.17	\$ 13,250	\$ 13,250
0.0%	Electricity- Aeration	\$ 0.61	\$ 691.67	\$ 8,300	\$ 8,300
0.0%	Water & Sewer	\$ 0.25	\$ 283.33	\$ 3,400	\$ 3,400
0.0%	Trash/Waste Removal	\$ 0.35	\$ 399.25	\$ 4,791	\$ 4,791
0.0%	Telephone / Internet Service	\$ 0.30	\$ 333.33	\$ 4,000	\$ 4,000
n/a	Irrigation Water	\$ -	\$ -	\$ -	\$ -
0.0%	Utilities	\$ 9.77	\$ 11,007.58	\$ 132,091	\$ 132,091

<u>Personnel Expenses</u>		per Qtr	Monthly	Approved	Approved
0.0%	Security Rec Center Guard	\$ 6.50	\$ 7,324.83	\$ 87,898	\$ 87,898
0.0%	Security Summer Pool Guard	\$ 1.97	\$ 2,214.33	\$ 26,572	\$ 26,572
0.0%	Administration Personnel	\$ 14.69	\$ 16,550.46	\$ 198,606	\$ 198,606
0.0%	Personnel HR Services	\$ 0.67	\$ 750.00	\$ 9,000	\$ 9,000
0.0%	Personnel Vehicle Mileage	\$ 0.44	\$ 497.08	\$ 5,965	\$ 5,965
0.0%	Maintenance/Grounds Staff	\$ 8.69	\$ 9,790.00	\$ 117,480	\$ 117,480
0.0%	Personnel Expenses	\$ 32.95	\$ 37,126.71	\$ 445,521	\$ 445,521

<u>Building Maintenance</u>		per Qtr	Monthly	Approved	Approved
0.0%	Security Monitoring	\$ 0.07	\$ 73.33	\$ 880	\$ 880
0.0%	Recreation Bldg Maintenance	\$ 0.59	\$ 666.67	\$ 8,000	\$ 8,000
0.0%	Janitorial Supplies	\$ 0.18	\$ 208.33	\$ 2,500	\$ 2,500
0.0%	Pest Control	\$ 0.04	\$ 45.83	\$ 550	\$ 550
0.0%	Building Maintenance	\$ 0.88	\$ 994.17	\$ 11,930	\$ 11,930

-J.W.
10/27/2014

Budget Quarterly Assessment: (0.00% increase) \$163.00 \$163.00
 Change Change from prior year 0.00% 0.00%
 from 2015 2014
 2014 Approved Approved

<u>Grounds Maintenance</u>		per Qtr	Monthly	Approved	Approved
0.0%	Tree Maintenance	\$ 2.59	\$ 2,916.67	\$ 35,000	\$ 35,000
0.0%	Grounds Maintenance - General	\$ 1.48	\$ 1,666.67	\$ 20,000	\$ 20,000
0.0%	Grounds Maintenance - Cleaning	\$ 0.37	\$ 416.67	\$ 5,000	\$ 5,000
0.0%	Mulch	\$ 0.89	\$ 1,000.00	\$ 12,000	\$ 12,000
0.0%	Professional Consulting - Grounds	\$ 0.62	\$ 700.00	\$ 8,400	\$ 8,400
0.0%	Annuals	\$ 0.89	\$ 1,000.00	\$ 12,000	\$ 12,000
0.0%	Irrigation Maintenance & Repair	\$ 2.66	\$ 3,000.00	\$ 36,000	\$ 36,000
n/a	Fountain Maintenance Contract	\$ -	\$ -		
0.0%	Fountain Repairs	\$ 0.11	\$ 125.00	\$ 1,500	\$ 1,500
0.0%	Lights/Sign Repair	\$ 0.18	\$ 208.33	\$ 2,500	\$ 2,500
0.0%	Grounds Maintenance	\$ 9.79	\$ 11,033.33	\$ 132,400	\$ 132,400

<u>Recreation</u>		per Qtr	Monthly	Approved	Approved
0.0%	Recreational Facilities Repairs	\$ 0.63	\$ 708.33	\$ 8,500	\$ 8,500
0.0%	Pool Equipment & Repairs	\$ 0.11	\$ 125.00	\$ 1,500	\$ 1,500
0.0%	Pool/Deck Repairs	\$ 0.04	\$ 41.67	\$ 500	\$ 500
0.0%	Pool Chemicals/Supplies/Parts	\$ 1.18	\$ 1,333.33	\$ 16,000	\$ 16,000
0.0%	Dog Park Maintenance	\$ 0.37	\$ 416.67	\$ 5,000	\$ 5,000
0.0%	Field Maintenance	\$ 0.07	\$ 83.33	\$ 1,000	\$ 1,000
0.0%	Court Maintenance	\$ 0.04	\$ 41.67	\$ 500	\$ 500
0.0%	Gate & Fence Repair	\$ 0.04	\$ 47.92	\$ 575	\$ 575
0.0%	Recreation	\$ 2.48	\$ 2,797.92	\$ 33,575	\$ 33,575

<u>Site Improvement</u>		per Qtr	Monthly	Approved	Approved
0.0%	Landscape Improvements	\$ 6.66	\$ 7,500.00	\$ 90,000	\$ 90,000
0.0%	Recreational Improvements	\$ 1.11	\$ 1,250.00	\$ 15,000	\$ 15,000
0.0%	Site Improvement - Other	\$ 2.59	\$ 2,916.67	\$ 35,000	\$ 35,000
0.0%	Facility Improvements	\$ 0.44	\$ 500.00	\$ 6,000	\$ 6,000
0.0%	Site Improvements - Waterline	\$ 0.44	\$ 500.00	\$ 6,000	\$ 6,000
0.0%	Site Improvement	\$ 11.24	\$ 12,666.67	\$ 152,000	\$ 152,000

<u>Contracts</u>		per Qtr	Monthly	Approved	Approved
0.0%	Landscape Maint Common Areas	\$ 35.53	\$ 40,025.75	\$ 480,309	\$ 480,309
n/a	Landscape Maint Rec Center	\$ -	\$ -	\$ -	\$ -
0.0%	Lawn Chemical Common Areas	\$ 5.54	\$ 6,238.00	\$ 74,856	\$ 74,856
n/a	Lawn Chemical Rec Center	\$ -	\$ -	\$ -	\$ -
0.0%	Pond/Lake Maintenance	\$ 2.72	\$ 3,060.00	\$ 36,720	\$ 36,720
n/a	Irrigation Maintenance Contract	\$ -	\$ -	\$ -	\$ -
n/a	Pool Cleaning Maintenance	\$ -	\$ -	\$ -	\$ -
n/a	Fountain Maintenance Contract	\$ -	\$ -	\$ -	\$ -
n/a	Miscellaneous Supplies	\$ -	\$ -	\$ -	\$ -
0.0%	Contracts	\$ 43.78	\$ 49,323.75	\$ 591,885	\$ 591,885

<u>Reserve Contributions</u>		per Qtr	Monthly	Approved	Approved
0.0%	General	\$ 8.65	\$ 9,742.42	\$ 116,909	\$ 116,909
0.0%	Water Line Connection	\$ 3.70	\$ 4,166.67	\$ 50,000	\$ 50,000
0.0%	Reserve Contributions	\$ 12.35	\$ 13,909.08	\$ 166,909	\$ 166,909

Janet Miller
 APPROVED 10/27/2014