

**WATERFORD LAKES COMMUNITY ASSOCIATION, INC.**

**Budget 2019 - Approved**

						\$185.00	\$194.00	
						Change from prior year	13.50%	4.86%
						2018	2019	
						Approved	Approved	
INCOME		Homes	Per Qtr	Monthly				
			Per Home					
Assessment Income - WLCA		3,104	\$ 194.00	\$ 200,725.33	\$ 2,296,960	\$ 2,408,704		
Shopping Center Irrigation				\$ 300.00	\$ 3,600	\$ 3,600		
The Estates Management Fee		120	\$ 15.00	\$ 600.00	\$ 6,048	\$ 7,200		
<b>INCOME</b>				<b>\$ 201,625.33</b>	<b>\$ 2,306,608</b>	<b>\$ 2,419,504</b>		
<b>EXPENSES</b>								
General & Administration			\$ 20.59	\$ 21,308.33	\$ 356,000	\$ 255,700		
Utilities			\$ 13.01	\$ 13,458.33	\$ 145,000	\$ 161,500		
Personnel Expenses			\$ 46.03	\$ 47,625.00	\$ 515,000	\$ 571,500		
Building Maintenances			\$ 1.20	\$ 1,241.67	\$ 11,100	\$ 14,900		
Grounds Maintenance			\$ 19.37	\$ 20,041.67	\$ 168,000	\$ 240,500		
Recreation			\$ 2.34	\$ 2,416.67	\$ 30,000	\$ 29,000		
Site Improvement			\$ 12.17	\$ 12,590.33	\$ 165,000	\$ 151,084		
Contracts			\$ 65.67	\$ 67,943.33	\$ 763,900	\$ 815,320		
Reserve Contributions			\$ 14.50	\$ 15,000.00	\$ 177,000	\$ 180,000		
<b>EXPENSES</b>			<b>\$ 194.87</b>	<b>\$ 201,625.33</b>	<b>\$ 2,331,000</b>	<b>\$ 2,419,504</b>		
Annual WLCA Expenses					\$ 2,331,000	\$ 2,419,504		
WLCA SURPLUS (DEFICIT)					\$ (24,392)	\$ -		
<b>EXPENSE DETAILS (Line Items)</b>								
			Per Qtr	Monthly	2018 Approved	2019 Approved		
General & Administration								
Assessment Coupons			\$ -	\$ -	\$ 4,380	\$ -		
Bank Charges			\$ 0.04	\$ 41.67	\$ 500	\$ 500		
Credit Card Fees			\$ 1.18	\$ 833.33	\$ 14,595	\$ 10,000		
Postage / Postage Machine / Shipping			\$ 2.42	\$ 2,500.00	\$ 24,000	\$ 30,000		
Copies / Copy Machine			\$ 0.81	\$ 833.33	\$ 5,000	\$ 10,000		
Office Supplies			\$ 0.40	\$ 416.67	\$ 5,000	\$ 5,000		
Office Furnitures & Equipment			\$ 0.08	\$ 83.33	\$ 2,500	\$ 1,000		
Paper Recycling / Shredding			\$ 0.04	\$ 41.67	\$ 350	\$ 500		
File Archive / Storage			\$ 0.08	\$ 83.33	\$ 575	\$ 1,000		
Dues / Subscriptions			\$ 0.22	\$ 208.33	\$ 2,700	\$ 2,500		
Education / Community & Staff			\$ 1.21	\$ 1,250.00	\$ 6,000	\$ 15,000		
Licenses / Permits / Fees			\$ 0.16	\$ 166.67	\$ 2,000	\$ 2,000		
On Site Storage			\$ -	\$ -	\$ -	\$ -		
Meeting Expenses / Room Rental			\$ -	\$ 166.67	\$ -	\$ 2,000		
Legal - Collections			\$ 2.42	\$ 2,500.00	\$ 125,000	\$ 30,000		
Legal - General Matters			\$ 1.21	\$ 1,250.00	\$ 15,000	\$ 15,000		

EXPENSE DETAILS (Line Items)	Per Qtr	Monthly	2018 Approved	2019 Approved
Insurance - Umbrella 02/16	\$ 0.60	\$ 625.00	\$ 7,200	\$ 7,500
Insurance - Workers Compensation 08/15	\$ 0.16	\$ 166.67	\$ 2,000	\$ 2,000
Insurance - Fidelity 09/15	\$ 0.12	\$ 125.00	\$ 1,200	\$ 1,500
Insurance - Directors & Officers 02/16	\$ 0.64	\$ 666.67	\$ 8,000	\$ 8,000
Insurance - Cyber Liability 04/17	\$ 0.08	\$ 83.33	\$ 1,000	\$ 1,000
Insurance - Liability / Property 02/16	\$ 3.22	\$ 3,333.33	\$ 33,000	\$ 40,000
Insurance - Vehicle 09/15	\$ 0.28	\$ 291.67	\$ 3,400	\$ 3,500
Insurance - Pollution	\$ 0.44	\$ 458.33	\$ 5,900	\$ 5,500
Acquired Property Expense	\$ 0.12	\$ 125.00	\$ 3,000	\$ 1,500
Accounting Yearly Audit	\$ 0.46	\$ 475.00	\$ 5,700	\$ 5,700
Computer Equipment / Services / Back Ups	\$ 1.45	\$ 1,500.00	\$ 6,000	\$ 18,000
Web Site	\$ 0.40	\$ 416.67	\$ 7,000	\$ 5,000
Bad Debt	\$ 0.97	\$ 1,000.00	\$ 45,000	\$ 12,000
Community Outreach / Events	\$ 1.61	\$ 1,666.67	\$ 20,000	\$ 20,000
<b>General &amp; Administrative</b>	<b>\$ 20.82</b>	<b>\$ 21,308.33</b>	<b>\$ 356,000</b>	<b>\$ 255,700</b>
<b>Utilities</b>				
Electricity - Street Lighting	\$ 6.68	\$ 6,916.67	\$ 70,000	\$ 83,000
Electricity - Rec Center	\$ 0.48	\$ 500.00	\$ 5,000	\$ 6,000
Electricity - Irrigation	\$ 1.45	\$ 1,500.00	\$ 18,000	\$ 18,000
Electricity - Fountain	\$ 0.40	\$ 416.67	\$ 5,000	\$ 5,000
Electricity - Pool	\$ 0.81	\$ 833.33	\$ 10,000	\$ 10,000
Electricity - Aeration	\$ 0.97	\$ 1,000.00	\$ 10,000	\$ 12,000
Water & Sewer	\$ 0.24	\$ 250.00	\$ 5,000	\$ 3,000
Trash / Waste Removal	\$ 0.93	\$ 958.33	\$ 11,000	\$ 11,500
Telephone / Internet Service	\$ 1.05	\$ 1,083.33	\$ 11,000	\$ 13,000
<b>Utilities</b>	<b>\$ 13.01</b>	<b>\$ 13,458.33</b>	<b>\$ 145,000</b>	<b>\$ 161,500</b>
<b>Personnel Expenses</b>				
Maintenance / Landscape / Grounds Staff	\$ 15.22	\$ 15,750.00	\$ 183,000	\$ 189,000
Human Resource Services	\$ 1.25	\$ 1,291.67	\$ 15,000	\$ 15,500
Administrative Personnel	\$ 29.40	\$ 30,416.67	\$ 315,000	\$ 365,000
Personnel Vehicle Mileage	\$ 0.16	\$ 166.67	\$ 2,000	\$ 2,000
<b>Personnel Expenses</b>	<b>\$ 46.03</b>	<b>\$ 47,625.00</b>	<b>\$ 515,000</b>	<b>\$ 571,500</b>
<b>Building Maintenance</b>				
Security / Monitoring Expense	\$ 0.10	\$ 100.00	\$ 1,500	\$ 1,200
Rec Building Maintenance	\$ 0.40	\$ 416.67	\$ 5,000	\$ 5,000
Janitorial Supplies	\$ 0.60	\$ 625.00	\$ 3,700	\$ 7,500
Pest Control / Wildlife Control	\$ 0.07	\$ 75.00	\$ 600	\$ 900
Termite Bond	\$ 0.02	\$ 25.00	\$ 300	\$ 300
<b>Building Maintenance</b>	<b>\$ 1.20</b>	<b>\$ 1,241.67</b>	<b>\$ 11,100</b>	<b>\$ 14,900</b>
<b>Grounds Maintenance</b>				
Tree Maintenance	\$ 6.44	\$ 6,666.67	\$ 80,000	\$ 80,000
Grounds Maintenance / Repairs General	\$ 1.61	\$ 1,666.67	\$ 20,000	\$ 20,000
Grounds Maintenance / Cleaning	\$ 0.20	\$ 208.33	\$ 5,000	\$ 2,500
Mulch	\$ 5.72	\$ 5,916.67	\$ 15,000	\$ 71,000
Professional Consulting Grounds	\$ 0.64	\$ 1,250.00	\$ 8,000	\$ 15,000
Annuals	\$ 1.45	\$ 1,500.00	\$ 13,000	\$ 18,000
Irrigation Repair / Maintenance	\$ 2.01	\$ 2,083.33	\$ 20,000	\$ 25,000
Fountain Repairs	\$ 0.16	\$ 166.67	\$ 2,000	\$ 2,000
Lights / Sign Repairs	\$ 0.16	\$ 166.67	\$ 2,000	\$ 2,000
Vehicle Maintenance	\$ 0.24	\$ 250.00	\$ 3,000	\$ 3,000
Maintenance Equipment		\$ 166.67		\$ 2,000
<b>Grounds Maintenance</b>	<b>\$ 18.65</b>	<b>\$ 19,875.00</b>	<b>\$ 168,000</b>	<b>\$ 240,500</b>

EXPENSE DETAILS (Line Items)		Per Qtr	Monthly	2018 Approved	2019 Approved
<b>Recreation</b>					
Recreation Facility Repairs		\$ 0.40	\$ 416.67	\$ 2,500	\$ 5,000
Pool Repairs Equipment		\$ 0.40	\$ 666.67	\$ 8,000	\$ 5,000
Pool Deck Repairs		\$ -	\$ -	\$ 1,000	\$ -
Pool Chemicals / Supplies / Parts		\$ 0.97	\$ 1,000.00	\$ 10,000	\$ 12,000
Dog Park Maintenance		\$ 0.32	\$ 333.33	\$ 4,000	\$ 4,000
Field Maintenance		\$ 0.08	\$ 83.33	\$ 2,500	\$ 1,000
Court Maintenance		\$ 0.08	\$ 83.33	\$ 1,500	\$ 1,000
Fence / Gate Repairs		\$ 0.08	\$ 83.33	\$ 500	\$ 1,000
	<b>Recreation</b>	<b>\$ 2.34</b>	<b>\$ 2,666.67</b>	<b>\$ 30,000</b>	<b>\$ 29,000</b>
<b>Site Improvements</b>					
Landscape Improvements		\$ 10.15	\$ 10,507.00	\$ 125,000	\$ 126,084
Recreational Improvements		\$ 1.61	\$ 1,666.67	\$ 35,000	\$ 20,000
Site Improvements - Other		\$ 0.40	\$ 416.67	\$ 5,000	\$ 5,000
Facility Improvements					\$ -
	<b>Site Improvements</b>	<b>\$ 12.17</b>	<b>\$ 12,590.33</b>	<b>\$ 165,000</b>	<b>\$ 151,084</b>
<b>Contracts</b>					
Landscape Maint Common Areas		\$ 47.02	\$ 48,651.67	\$ 546,000	\$ 583,820
Lawn Chemicals Common Areas		\$ 6.04	\$ 6,250.00	\$ 79,500	\$ 75,000
Pond / Lake Maintenance		\$ 3.30	\$ 3,500.00	\$ 41,000	\$ 42,000
Pool Electronics Contract		\$ 0.32	\$ 333.33		\$ 4,000
Building Janitorial Services		\$ 1.25	\$ 1,291.67	\$ 14,400	\$ 15,500
Security Recreation Center Guard(s)		\$ 7.65	\$ 7,916.67	\$ 83,000	\$ 95,000
	<b>Contracts</b>	<b>\$ 65.59</b>	<b>\$ 67,943.33</b>	<b>\$ 763,900</b>	<b>\$ 815,320</b>
<b>Reserve Contributions</b>					
General Reserve Funding		\$ 10.47	\$ 10,833.33	\$ 127,000	\$ 130,000
Waterline Connect Reserve Funding		\$ 4.03	\$ 4,166.67	\$ 50,000	\$ 50,000
	<b>Reserve Contributions</b>	<b>\$ 14.50</b>	<b>\$ 15,000.00</b>	<b>\$ 177,000</b>	<b>\$ 180,000</b>
		<b>\$ 194.87</b>	<b>\$ 201,792.00</b>	<b>\$ 2,331,000</b>	<b>\$ 2,419,504</b>

Valerie Sedow 10/24/18  
 President WLCA BOD

