

WATERFORD LAKES COMMUNITY ASSOCIATION						
Budget	Beginning January 1, 2020 ending December 31, 2020			2019	2020	
Change	Quarterly Assessment:	(\$ 6.00	increase)	\$ 194	\$ 200
from			3.1%			
2019	INCOME	Homes	per Qtr	Monthly		
3.1%	4100 Assessment Income	3,104	\$ 200	\$ 206,867	\$ 2,408,704	\$2,482,400
-	4110 Interest Income / Operating			\$ -	\$ -	\$ -
	4155 Shopping Center Irrigation			\$ 300	\$ 3,600	\$ 3,600
-	4160 Estoppel Income			\$ -	\$ -	\$ -
20.0%	4175 Estates Monthly Mgmt Fee	120	\$ 18	\$ 720	\$ 7,200	\$ 8,640
3.1%	INCOME				\$ 2,419,504	\$2,494,640
	EXPENSES		per Qtr	Monthly	2019	2020
6.2%	Gen & Admin Account		\$ 21.87	\$ 22,629	\$ 255,700	\$ 271,550
3.1%	Utilities Account		\$ 13.41	\$ 13,875	\$ 161,500	\$ 166,500
3.6%	Personnel Account		\$ 47.68	\$ 49,333	\$ 571,500	\$ 592,000
-10.7%	Building Maintenance Account		\$ 1.07	\$ 1,108	\$ 14,900	\$ 13,300
-2.7%	Grounds Maintenance Account		\$ 18.85	\$ 19,500	\$ 240,500	\$ 234,000
-15.5%	Recreation Account		\$ 1.97	\$ 2,042	\$ 29,000	\$ 24,500
-0.7%	Site Improvements Account		\$ 12.08	\$ 12,500	\$ 151,084	\$ 150,000
1.4%	Contracts Account		\$ 66.53	\$ 68,833	\$ 814,820	\$ 826,000
36.1%	Reserves Accounts		\$ 19.73	\$ 20,417	\$ 180,000	\$ 245,000
4.3%	EXPENSES		\$ 203.19	\$ 210,238	\$ 2,419,004	\$2,522,850
	Net Income				\$ 500	\$ (28,210)
	EXPENSE DETAIL					
	Gen & Admin Account		per Qtr	Monthly	2019	2020
-100.0%	5007 Bank Charges		\$ -	\$ -	\$ 500	\$ -
-100.0%	5010 Credit Card Fees		\$ -	\$ -	\$ 10,000	\$ -
0.0%	5012 Postage/Postage Mach/Shipping		\$ 2.42	\$ 2,500	\$ 30,000	\$ 30,000
50.0%	5015 Copies / Copy Machine		\$ 1.21	\$ 1,250	\$ 10,000	\$ 15,000
0.0%	5017 Office Supplies		\$ 0.40	\$ 417	\$ 5,000	\$ 5,000
0.0%	5018 Office Furniture & Equipment		\$ 0.08	\$ 83	\$ 1,000	\$ 1,000
10.0%	5020 Paper Recycling / Shredding		\$ 0.04	\$ 46	\$ 500	\$ 550
0.0%	5022 File Archive / Storage		\$ 0.08	\$ 83	\$ 1,000	\$ 1,000
0.0%	5025 Dues / Subscriptions		\$ 0.20	\$ 208	\$ 2,500	\$ 2,500
16.7%	5027 Education / Community & Staff		\$ 1.41	\$ 1,458	\$ 15,000	\$ 17,500
0.0%	5030 Licenses / Permits / Fees		\$ 0.16	\$ 167	\$ 2,000	\$ 2,000
0.0%	5035 Meeting Expenses/Room Rentals		\$ 0.16	\$ 167	\$ 2,000	\$ 2,000
-66.7%	5040 Legal - Collections		\$ 0.81	\$ 833	\$ 30,000	\$ 10,000
0.0%	5042 Legal - General Matters		\$ 1.21	\$ 1,250	\$ 15,000	\$ 15,000
33.3%	5045 Insurance - Umbrella 02/19		\$ 0.81	\$ 833	\$ 7,500	\$ 10,000
-50.0%	5047 Insurance - Workers Comp 02/19		\$ 0.08	\$ 83	\$ 2,000	\$ 1,000
20.0%	5048 Insurance Fidelity/Crime 08/19		\$ 0.14	\$ 150	\$ 1,500	\$ 1,800
20.0%	5050 Insurance - D&O 02/19		\$ 0.77	\$ 800	\$ 8,000	\$ 9,600
20.0%	5051 Insurance - Cyber Liab 02/19		\$ 0.10	\$ 100	\$ 1,000	\$ 1,200
25.0%	5052 Insurance - Liab/Prop 02/19		\$ 4.03	\$ 4,167	\$ 40,000	\$ 50,000
54.3%	5053 Insurance - Vehicle 10/06/2019		\$ 0.43	\$ 450	\$ 3,500	\$ 5,400
0.0%	5054 Insurance - Pollution 02/19		\$ 0.44	\$ 458	\$ 5,500	\$ 5,500

-100.0%	5055 Acquired Property Expense		\$ -	\$ -	\$ 1,500	\$ -
31.6%	5057 Accounting Yearly Audit		\$ 0.60	\$ 625	\$ 5,700	\$ 7,500
133.3%	5067 Computer Eq/Services/Back Ups		\$ 3.38	\$ 3,500	\$ 18,000	\$ 42,000
-20.0%	5070 Web Site Hosting Fee		\$ 0.32	\$ 333	\$ 5,000	\$ 4,000
0.0%	5072 Bad Debt Expense		\$ 0.97	\$ 1,000	\$ 12,000	\$ 12,000
0.0%	5075 Community Outreach / Events		\$ 1.61	\$ 1,667	\$ 20,000	\$ 20,000
-	5081 Reserve Study / Insurance Appraisal		\$ -	\$ -	\$ -	\$ -
6.2%	Gen & Admin Account		\$ 7.76	\$ 8,033	\$ 255,700	\$ 271,550
	Utilities Account		per Qtr	Monthly	2019	2020
4.2%	5100 Electricity - Street Lighting		\$ 6.97	\$ 7,208	\$ 83,000	\$ 86,500
0.0%	5101 Electricity - Rec Center		\$ 0.48	\$ 500	\$ 6,000	\$ 6,000
-11.1%	5105 Electricity - Irrigation		\$ 1.29	\$ 1,333	\$ 18,000	\$ 16,000
0.0%	5110 Electricity - Fountain		\$ 0.40	\$ 417	\$ 5,000	\$ 5,000
0.0%	5115 Electricity - Pool		\$ 0.81	\$ 833	\$ 10,000	\$ 10,000
0.0%	5120 Electricity - Aeration		\$ 0.97	\$ 1,000	\$ 12,000	\$ 12,000
50.0%	5125 Water & Sewer		\$ 0.36	\$ 375	\$ 3,000	\$ 4,500
17.4%	5130 Trash / Waste Removal		\$ 1.09	\$ 1,125	\$ 11,500	\$ 13,500
0.0%	5135 Telephone / Internet Service		\$ 1.05	\$ 1,083	\$ 13,000	\$ 13,000
3.1%	Utilities Account		\$ 13.41	\$ 13,875	\$ 161,500	\$ 166,500
	Personnel Account		per Qtr	Monthly	2019	2020
2.1%	5210 Maint/Landscape/Grounds Staff		\$ 15.54	\$ 16,083	\$ 189,000	\$ 193,000
16.1%	5212 HR Services		\$ 1.45	\$ 1,500	\$ 15,500	\$ 18,000
3.6%	5230 Administrative Personnel		\$ 30.44	\$ 31,500	\$ 365,000	\$ 378,000
50.0%	5235 Personnel Vehicle Mileage		\$ 0.24	\$ 250	\$ 2,000	\$ 3,000
3.6%	Personnel Account		\$ 63.22	\$ 65,417	\$ 571,500	\$ 592,000
	Building Maintenance Account		per Qtr	Monthly	2019	2020
66.7%	5300 Security/Monitoring		\$ 0.16	\$ 167	\$ 1,200	\$ 2,000
0.0%	5305 Rec Building Maintenance		\$ 0.40	\$ 417	\$ 5,000	\$ 5,000
-33.3%	5310 Janitorial Supplies		\$ 0.40	\$ 417	\$ 7,500	\$ 5,000
11.1%	5315 Pest Control/Wildlife Control		\$ 0.08	\$ 83	\$ 900	\$ 1,000
0.0%	5320 Termite Bond		\$ 0.02	\$ 25	\$ 300	\$ 300
-10.7%	Building Maintenance Account		\$ 64.54	\$ 66,775	\$ 14,900	\$ 13,300
	Grounds Maintenance Account		per Qtr	Monthly	2019	2020
0.0%	5400 Tree Maintenance		\$ 6.44	\$ 6,667	\$ 80,000	\$ 80,000
-40.0%	5405 Grounds Maint/Repairs General		\$ 0.97	\$ 1,000	\$ 20,000	\$ 12,000
180.0%	5410 Grounds Maintenance - Cleaning		\$ 0.56	\$ 583	\$ 2,500	\$ 7,000
-12.7%	5415 Mulch		\$ 4.99	\$ 5,167	\$ 71,000	\$ 62,000
0.0%	5420 Professional Consulting Ground		\$ 1.21	\$ 1,250	\$ 15,000	\$ 15,000
0.0%	5425 Annuals		\$ 1.45	\$ 1,500	\$ 18,000	\$ 18,000
0.0%	5430 Irrigation Repair/Maintenance		\$ 2.01	\$ 2,083	\$ 25,000	\$ 25,000
0.0%	5440 Fountain Repairs & Maintenance		\$ 0.16	\$ 167	\$ 2,000	\$ 2,000
0.0%	5445 Lights / Sign Repairs		\$ 0.16	\$ 167	\$ 2,000	\$ 2,000
200.0%	5450 Vehicle Maintenance		\$ 0.72	\$ 750	\$ 3,000	\$ 9,000
0.0%	5455 Maintenance Equipment		\$ 0.16	\$ 167	\$ 2,000	\$ 2,000
-2.7%	Grounds Maintenance Account		\$ 11.44	\$ 11,833	\$ 240,500	\$ 234,000

Recreation Account		per Qtr	Monthly	2019	2020
20.0%	5500 Rec Facility Repairs	\$ 0.48	\$ 500	\$ 5,000	\$ 6,000
-50.0%	5510 Pool Repairs Equipment/Finish	\$ 0.20	\$ 208	\$ 5,000	\$ 2,500
0.0%	5520 Pool Chemicals/Supplies/Parts	\$ 0.97	\$ 1,000	\$ 12,000	\$ 12,000
-75.0%	5525 Dog Park Maintenance	\$ 0.08	\$ 83	\$ 4,000	\$ 1,000
0.0%	5530 Field Maintenance	\$ 0.08	\$ 83	\$ 1,000	\$ 1,000
0.0%	5535 Court Maintenance	\$ 0.08	\$ 83	\$ 1,000	\$ 1,000
0.0%	5540 Fence / Gate Repairs	\$ 0.08	\$ 83	\$ 1,000	\$ 1,000
-15.5%	Recreation Account	\$ 1.97	\$ 2,042	\$ 29,000	\$ 24,500
Site Improvements Account		per Qtr	Monthly	2019	2020
3.1%	5600 Landscape Improvements	\$ 10.47	\$ 10,833	\$ 126,084	\$ 130,000
-25.0%	5610 Recreational Improvements	\$ 1.21	\$ 1,250	\$ 20,000	\$ 15,000
0.0%	5615 Site Improvements - Other	\$ 0.40	\$ 417	\$ 5,000	\$ 5,000
-0.7%	Site Improvements Account	\$ 14.30	\$ 14,792	\$ 151,084	\$ 150,000
Contracts Account		per Qtr	Monthly	2019	2020
3.1%	5700 Landscape Maintenance common area	\$ 48.43	\$ 50,111	\$ 583,320	\$ 601,335
4.4%	5715 Lawn Chemicals Common Areas	\$ 6.30	\$ 6,523	\$ 75,000	\$ 78,276
1.8%	5725 Pond / Lake Maintenance	\$ 3.45	\$ 3,565	\$ 42,000	\$ 42,776
2.5%	5735 Pool Electronics Contract	\$ 0.33	\$ 342	\$ 4,000	\$ 4,100
16.2%	5741 Building Janitorial Services	\$ 1.45	\$ 1,501	\$ 15,500	\$ 18,013
-	5745 Preventative AC Maintenance	\$ 0.24	\$ 250	\$ -	\$ 3,000
-17.4%	5750 Security Rec Center Guard	\$ 6.32	\$ 6,542	\$ 95,000	\$ 78,500
1.4%	Contracts Account	\$ 66.53	\$ 68,833	\$ 814,820	\$ 826,000
Reserves Accounts		per Qtr	Monthly	2019	2020
50.0%	9100 General Reserve Funding	\$ 15.71	\$ 16,250	\$ 130,000	\$ 195,000
0.0%	9110 Waterline Connect Res Funding	\$ 4.03	\$ 4,167	\$ 50,000	\$ 50,000
-	9510 Reserve Expense	\$ -	\$ -	\$ -	
-	9700 Contra Reserve Expense	\$ -	\$ -	\$ -	
36.1%	Reserves Accounts	\$ 92.58	\$ 95,792	\$ 180,000	\$ 245,000
4.3%	Total Expenses	\$ 203.19	\$ 210,238	\$ 2,419,004	\$ 2,522,850
	Net Income			\$ 500	\$ (28,210)

Jamie Linder
10/29/19