

WILDWING COMMUNITY ASSOCIATION (MASTER HOA)
2018 Operating Fund Budget

	2017 Budget	2017 YTD Actual 10/31/2017	2017 Projected	2018 Budget
INCOME:				
Operating Assessment: \$248.23 per year	\$ 45,000	\$ 32,070	\$ 32,250	\$ 31,194
Developer Contribution	9,000	10,665	10,665	18,920
DRC Fees	-	7,200	7,200	5,000
Administrative Fees	-	50	50	-
Interest	-	18	18	-
Pool Rental Fees	-	75	75	150
Late Fees & Fines	-	425	450	-
TOTAL INCOME:	\$ 54,000	\$ 50,503	\$ 50,708	\$ 55,264
EXPENSES:				
ADMINISTRATIVE				
Management & Accounting	\$ 8,400	\$ 7,000	\$ 8,400	\$ 9,600
Caliber Fee	-	-	-	600
Bank Fees	20	3	10	30
Insurance	3,706	3,913	4,000	4,000
Compliance - Filings	60	10	40	60
Office Supplies	200	89	50	150
Postage	400	266	400	400
Printing	200	98	200	250
Legal	-	1,594	700	1,000
Room Rental	200	173	240	200
Professional Fees - DRC	-	7,200	7,200	5,000
Reserve Study & Updates	2,440	1,220	1,220	-
Total Administrative	\$ 15,626	\$ 21,565	\$ 22,460	\$ 21,290
MAINTENANCE & UTILITIES				
Landscape Maintenance - Pool	\$ 7,000	\$ 486	\$ 3,186	\$ 7,200
Pest Control	-	-	-	150
Maintenance & Repair - Sprinkler System	1,000	-	-	1,000
Pool Maintenance - Contract	7,400	9,565	9,565	6,250
Pool Supplies	4,500	4,726	4,726	4,800
Pool Repair	-	190	190	200
Pool Bathroom/Building Winterization	-	-	250	250
Janitorial Services	3,000	1,288	1,288	3,000
Trash	354	373	454	354
Emergency Landline	420	-	-	420
Security Supplies & Maintenance	200	325	325	200
Water - Potable and Non-Potable	5,000	339	500	2,500
Waste Water/Sewer	-	79	250	350
Electricity - Pool	5,000	443	2,414	3,000
Gas - Pool	3,500	3,392	2,800	4,000
Contingency / Misc.	300	-	150	300
Total Maintenance & Utilities	\$ 37,674	\$ 21,205	\$ 26,098	\$ 33,974
TOTAL EXPENSES	\$ 53,300	\$ 42,770	\$ 48,558	\$ 55,264
NET INCOME	\$ 700	\$ 7,734	\$ 2,150	\$ -
EQUITY - OPERATING FUND				
Balance January 1st	\$ 4,591	\$ 4,591	\$ 4,591	\$ -
Net Income	700	7,734	2,150	-
Transfers from/(to) Reserve Fund	-	(300)	(6,741)	-
Balance December 31st	\$ 5,291	\$ 12,024	\$ -	\$ -

WILDWING COMMUNITY ASSOCIATION (MASTER HOA)

2018 Reserve Fund Budget

	2017 Budget	2017 YTD Actual 10/31/2017	2017 Projected	2018 Budget
INCOME:				
Reserve Assessment: \$51.77 per year	\$ -	\$ -	\$ -	\$ 6,506
Developer Contribution	-	-	-	4,183
One-Time Reserve Contribution Fees (28 lots @ \$300)	-	-	-	7,800
Interest	-	-	-	-
TOTAL INCOME:	\$ -	\$ -	\$ -	\$ 18,488
EXPENSES:				
RESERVE PROJECT COSTS				
Pool	\$ -	\$ -	\$ -	\$ -
Governing Documents	-	-	-	3,000
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ 3,000
NET INCOME	\$ -	\$ -	\$ -	\$ 15,488
EQUITY - RESERVE FUND				
Balance - January 1st	\$ 1,780	\$ 1,780	\$ 1,780	\$ 8,521
Net Income	-	-	-	\$ 15,488
Transfers from/(to) Operating Funds	-	300	6,741	-
Balance - December 31st	\$ 1,780	\$ 2,080	\$ 8,521	\$ 24,009
RESERVE STUDY				
Recommended Reserve Fund Balance on Dec 31st	5,739	5,739	5,739	24,009
Reserve Fund Surplus/(Deficit)	\$ (3,959)	\$ (3,659)	\$ 2,782	\$ -
Recommended Reserve Funding for Fiscal Year	\$ -			\$ 18,120
Total # of Lots at Buildout	350			350
Reserve Fund Assessment per Lot	\$ -			\$ 51.77

<u>Developer Contribution</u>	2017 Budget	2017 YTD Actual 10/31/2017	2017 Projected	2018 Budget
Operating Fund	\$ 9,000	\$ 10,665	\$ 10,665	\$ 18,920
Reserve Fund	-	-	-	4,183
Total Developer Contribution	\$ 9,000	\$ 10,665	\$ 10,665	\$ 23,102