

Woodland WBHOA Budget January - Dec 2016

Five Year Historical Analysis

From 5 year transaction analysis provided by Carolyn

	Total	MgmtFees	Snow	Grounds	BldMnt	Electric	cbu	Phone	Trash	Suppls	Bkkeep	Ins	Misc	Special	tax	Legal	Equip	Reserves
2011	227,003.65	\$19,518.14	\$9,675.00	\$53,466.54	\$52,721.93	\$6,497.17	\$496.12	\$1,096.84	\$5,665.96	\$59.37	\$11,027.10	\$38,261.00	\$4,266.36	\$8,000.00	\$177.22	\$1,109.66	\$42.74	\$15,552.50
2012	206,697.00	\$18,328.61	\$16,768.00	\$43,387.76	\$41,986.32	\$5,478.53	\$655.34	\$786.28	\$4,846.34	\$122.28	\$8,664.00	\$29,710.00	\$1,665.85	\$0.00	\$184.52	\$508.00	\$411.95	\$32,836.50
2013	229,082.58	\$22,334.00	\$19,454.17	\$43,226.46	\$54,515.31	\$6,317.52	\$561.28	\$822.04	\$6,430.99	\$0.00	\$7,112.50	\$46,509.00	\$805.78	\$0.00	\$181.73	\$0.00	\$0.00	\$20,413.20
2014	254,995.82	\$20,994.63	\$13,340.00	\$48,136.01	\$75,919.18	\$4,420.09	\$404.28	\$734.08	\$5,719.20	\$174.71	\$9,815.00	\$30,794.00	\$10,754.30	\$25,000.00	\$383.56	\$1,237.32	\$855.96	\$7,047.50
2015	193,357.80	\$10,954.20	\$14,202.99	\$44,708.82	\$49,153.05	\$3,141.05	\$292.35	\$1,282.21	\$6,314.08	\$1,351.45	\$11,650.00	\$42,603.00	\$847.40	\$0.00	\$822.54	\$5,880.50	\$116.98	\$0.00
5 year total	1,111,136.86	\$92,129.58	\$73,440.16	\$232,925.59	\$274,295.79	\$25,854.36	\$2,409.37	\$4,721.45	\$28,976.57	\$1,707.81	\$48,268.60	\$187,877.00	\$18,339.69	\$33,000.00	\$1,749.57	\$8,735.48	\$1,427.63	\$75,849.70
Average	222,227.37	\$18,425.92	\$14,688.03	\$46,585.12	\$54,859.16	\$5,170.87	\$481.87	\$944.29	\$5,795.31	\$341.56	\$9,653.72	\$37,575.40	\$3,667.94	\$6,600.00	\$349.91	\$1,747.10	\$285.53	\$15,169.94
6 mnth avg	111,113.69	\$9,212.96	\$7,344.02	\$23,292.56	\$27,429.58	\$2,585.44	\$240.94	\$472.15	\$2,897.66	\$170.78	\$4,828.86	\$18,787.70	\$1,833.97	\$3,300.00	\$174.96	\$873.55	\$142.76	\$7,584.97

2016 Twelve Month Budget

	Total	MgmtFees	Snow	Grounds	BldMnt	Electric	cbu	Phone	Trash	Suppls	Bkkeep	Ins	Misc	Acctg	tax	Legal	Equip	Reserves to CIP	CapImprv Spending
Jan-June	\$112,260.00	\$6,000.00	\$6,000.00	\$24,000.00	\$28,000.00	\$3,000.00	\$250.00	\$500.00	\$3,500.00	\$500.00	\$6,000.00	\$20,000.00	\$2,000.00	\$3,500.00	\$500.00	\$2,500.00	\$1,200.00	\$4,810.00	\$0.00
July-Dec	\$139,550.00	\$6,000.00	\$7,500.00	\$24,000.00	\$24,000.00	\$3,000.00	\$250.00	\$500.00	\$3,500.00	\$600.00	\$7,500.00	\$22,000.00	\$1,500.00	\$2,000.00	\$500.00	\$2,500.00	\$1,200.00	\$3,000.00	\$30,000.00
(July-Dec budget increase adjusted to incorporate surpluses from Jan-June)																			
Jan	\$17,871.69	\$800.00		\$475.00	\$960.93	\$578.49	\$28.93	\$100.30	\$524.99	\$139.05	\$870.00	\$12,436.01	\$248.00			\$580.00	\$129.99		\$0.00
Feb	\$9,871.99	\$800.00	\$5,175.00		\$490.49	\$407.22	\$28.93	\$100.49	\$524.99	\$223.58	\$800.00	\$438.49					\$882.80		\$0.00
Mar	\$5,949.57	\$835.00			\$1,880.50	\$91.99	\$28.93	\$57.17	\$549.33		\$1,020.00		\$101.65	\$1,385.00					\$0.00
Apr	\$7,318.43	\$805.00		\$232.90	\$2,288.00	\$456.05	\$28.93	\$50.93	\$595.39	\$80.26	\$960.00	\$70.00		\$1,015.00	\$295.97	\$440.00			\$0.00
May	\$22,964.93	\$800.00		\$6,707.83	\$2,223.85	\$461.65	\$50.94	\$310.54	\$157.67	\$980.00	\$11,208.25	\$64.20							\$0.00
June	\$16,923.00	\$800.00		\$6,600.88	\$7,157.06	\$92.36	\$53.33	\$50.94	\$595.39		\$1,225.00	\$348.04							\$0.00
Total 1st 6 mths	\$80,899.61	\$4,840.00	\$5,175.00	\$14,016.61	\$15,000.83	\$2,087.76	\$169.05	\$410.77	\$3,100.63	\$600.56	\$5,855.00	\$24,152.75	\$761.89	\$2,400.00	\$295.97	\$1,020.00	\$1,012.79	\$0.00	\$0.00
Budgeted 1st 6 mths	\$112,260.00	\$6,000.00	\$6,000.00	\$24,000.00	\$28,000.00	\$3,000.00	\$250.00	\$500.00	\$3,500.00	\$500.00	\$6,000.00	\$20,000.00	\$2,000.00	\$3,500.00	\$500.00	\$2,500.00	\$1,200.00	\$4,810.00	\$0.00
Bal=Bud-Actual	\$31,360.39	\$1,160.00	\$825.00	\$9,983.39	\$12,999.17	\$912.24	\$80.95	\$89.23	\$399.37	-\$100.56	\$145.00	-\$4,152.75	\$1,238.11	\$1,100.00	\$204.03	\$1,480.00	\$187.21	\$4,810.00	\$0.00
July	\$8,247.87	\$800.00			\$5,098.50	\$243.94	\$4.54	\$50.94	\$597.39	\$202.56	\$1,000.00		\$175.00	\$75.00					
Aug	\$8,176.81	\$800.00		\$3,594.00	\$873.00	\$484.65	\$31.98	\$50.95	\$617.39	\$35.23	\$1,195.00		\$458.61			\$36.00			
Sep	\$46,448.27	\$800.00		\$14,231.32	\$5,952.99	\$93.15	\$28.93	\$50.95	\$597.39	\$93.16	\$1,450.00	\$10,639.50		\$345.00	\$4.00	\$2,216.88		\$9,945.00	sealing/stripping
Oct - estimated	\$21,316.00	\$800.00		\$15,500.00	\$2,000.00	\$400.00	\$35.00	\$51.00	\$600.00	\$30.00	\$1,200.00		\$200.00	\$200.00		\$300.00			
Nov - estimated	\$11,116.00	\$800.00	\$2,000.00	\$3,500.00	\$2,000.00	\$400.00	\$35.00	\$51.00	\$600.00	\$30.00	\$1,200.00		\$200.00		\$300.00				decks?
Dec - estimated	\$43,116.00	\$800.00	\$3,000.00	\$3,500.00	\$2,000.00	\$400.00	\$35.00	\$51.00	\$600.00	\$30.00	\$1,200.00	\$11,000.00	\$200.00		\$300.00		\$20,000.00	\$9,945.00	sheds?
Total 2nd 6 mths	\$138,420.95	\$4,800.00	\$5,000.00	\$40,325.32	\$17,924.49	\$2,021.74	\$170.45	\$305.84	\$3,612.17	\$420.95	\$7,245.00	\$21,639.50	\$1,233.61	\$620.00	\$4.00	\$3,152.88	\$0.00	\$20,000.00	\$9,945.00
Budgeted 2nd 6 mths	\$139,550.00	\$6,000.00	\$7,500.00	\$24,000.00	\$24,000.00	\$3,000.00	\$250.00	\$500.00	\$3,500.00	\$600.00	\$7,500.00	\$22,000.00	\$1,500.00	\$2,000.00	\$500.00	\$2,500.00	\$1,200.00	\$3,000.00	\$30,000.00
Bal=Bud-Actual	\$1,129.05	\$1,200.00	\$2,500.00	-\$16,325.32	\$6,075.51	\$978.26	\$79.55	\$194.16	-\$112.17	\$179.05	\$255.00	\$360.50	\$266.39	\$1,380.00	\$496.00	-\$652.88	\$1,200.00	-\$17,000.00	\$20,055.00
Total 12 mths actual	\$219,320.56	\$9,640.00	\$10,175.00	\$54,341.93	\$32,925.32	\$4,109.50	\$339.50	\$716.61	\$6,712.80	\$1,021.51	\$13,100.00	\$45,792.25	\$1,995.50	\$3,020.00	\$299.97	\$4,172.88	\$1,012.79	\$20,000.00	\$9,945.00
(Oct-Dec estimated)																			

Blue cells indicate wiggle-room areas for us to adjust thru end of year - right now looks like \$20K contribution to reserves, or additional capital improvements
 Orange cell indicates Bluestone and Soaring Eagle actual & estimated tree expenses of \$20000 categorized as a routine landscaping expense, not a capital improvement
 Green cell indicates the only Capital Improvement Projects

Jan-June Actual Expenses + July-Dec Budgeted Expenses

Total 12 mths	\$220,449.61	\$10,840.00	\$12,675.00	\$38,016.61	\$39,000.83	\$5,087.76	\$419.05	\$910.77	\$6,600.63	\$1,200.56	\$13,355.00	\$46,152.75	\$2,261.89	\$4,400.00	\$795.97	\$3,520.00	\$2,212.79	\$3,000.00	\$30,000.00
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Estimated Income

	Total	Unit Fees	GarSale	GrgeFees	InsCollns
Jan - June	\$112,960.00	\$83,160.00	\$4,000.00	\$2,700.00	\$23,100.00
July - Dec	\$108,960.00	\$83,160.00	\$0.00	\$2,700.00	\$23,100.00
Total 12 mths est'd	\$221,920.00	\$166,320.00	\$4,000.00	\$5,400.00	\$46,200.00

Note 1 - CIP is Capital Improvements Projects fund
 Note 2 - Income is only estimated and is not audited
 Note 3 - About 65% of expenses in Bldg Maint, Grounds, & Insurance
 Note 4 - IRS 1120H for six months July-Dec 2016 will show a loss
 \$108,960 - \$138,420 = \$-30K if we capital spend another \$20K
 \$108,960 - \$118,420 = \$-10K if we capital spend only the \$10K