WLR 2015 BUDGET

	2014 Budget	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	2015 Total	Variance
Income															
Assessment Income															
Residential Assessments	451,360.00	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	**451,360.00**	-
Mowing Assessments														**-**	-
Total Assessment Income	451,360.00	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	37,613.33	**451,360.00**	-
Investment Income															
Interest Income	1,200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	**2,400.00**	(1,200.00)
Total Investment Income	1,200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	**2,400.00**	(1,200.00)
User Fee Income															
Key Income														**-**	-
Gate Openers	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	**3,000.00**	-
Total Fee Income	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	**3,000.00**	-
Other Income															
Late Fees	1,500.00			150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	**1,500.00**	-
Legal Fees	8,000.00	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	**8,000.00**	-
HCMS Collection Fees	2,000.00	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	**2,000.00**	-
Lien Fees														**-**	-
Total Other Income	11,500.00	833.33	833.33	983.33	983.33	983.33	983.33	983.33	983.33	983.33	983.33	983.33	983.33	**11,500.00**	-
Total Income	**467,060.00**	38,896.67	38,896.67	39,046.67	39,046.67	39,046.67	39,046.67	39,046.67	39,046.67	39,046.67	39,046.67	39,046.67	39,046.67	**468,260.00**	(1,200.00)
Expenses															
Admin Expense															
Admin	5,700.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	**5,700.00**	-
Collection Charges	1,500.00			150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	**1,500.00**	-
Printing		40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	**480.00**	(480.00)
Postage		150.00	50.00	50.00	150.00	50.00	50.00	150.00	50.00	50.00	150.00	50.00	50.00	**1,000.00**	(1,000.00)
Other Admin		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	**240.00**	(240.00)
Legal Fees	10,000.00	825.00	825.00	925.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	**10,000.00**	-
Reserve Study			4,000.00											**4,000.00**	(4,000.00)
Tax Prep	500.00			500.00										**500.00**	-
Total Admin	17,700.00	1,510.00	5,410.00	2,160.00	1,660.00	1,560.00	1,560.00	1,660.00	1,560.00	1,560.00	1,660.00	1,560.00	1,560.00	**23,420.00**	(5,720.00)
Taxes and Insurance															
Federal Income Tax	500.00			500.00										**500.00**	-
Taxes and Permits	500.00			500.00										**500.00**	-
Insurance	15,300.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	**16,800.00**	(1,500.00)
Total Taxes and Insurance	16,300.00	1,400.00	1,400.00	2,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	**17,800.00**	(1,500.00)
Payroll															
Patrol Services														**-**	-
Total Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	-
Utilities															
Water	700.00	45.00	45.00	45.00	45.00	75.00	75.00	80.00	80.00	75.00	45.00	45.00	45.00	**700.00**	-
Electricity	60,700.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	**57,600.00**	3,100.00
Telephone	2,000.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	**4,800.00**	(2,800.00)
Trash	420.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	**420.00**	-
Total Utilities	63,820.00	5,245.00	5,280.00	5,280.00	5,280.00	5,310.00	5,310.00	5,315.00	5,315.00	5,310.00	5,280.00	5,280.00	5,280.00	**63,485.00**	300.00
Contracts															
Landscape	134,265.60	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	11,188.80	**134,265.60**	-
Pest Control	1,800.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	**1,500.00**	300.00
Pool Management	8,100.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	**8,400.00**	(300.00)
Lake Management	12,600.00	1,050.00	1,050.00	3,050.00	1,050.00	1,050.00	3,050.00	1,050.00	1,050.00	3,050.00	1,050.00	1,050.00	1,050.00	**18,600.00**	(6,000.00)
Management Contract	6,930.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	**6,600.00**	330.00
Total Contract	163,695.60	13,613.80	13,613.80	15,613.80	13,613.80	13,613.80	15,613.80	13,613.80	13,613.80	15,613.80	13,613.80	13,613.80	13,613.80	**169,365.60**	(5,670.00)
Repair and Maintenance															
Landscape Improvement	20,000.00			5,000.00	5,000.00	5,000.00					5,000.00			**20,000.00**	-
Lot Maintenance	-													**-**	-
Irrigation System	-			500.00	750.00	750.00	750.00	750.00	750.00	500.00				**4,750.00**	(4,750.00)
Entrance Gates		400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	**4,800.00**	(4,800.00)
Gate Remotes	2,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	**3,000.00**	(1,000.00)
Lake Maintenance	7,500.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	**8,400.00**	(900.00)
General Repair	2,400.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	**6,000.00**	(3,600.00)
Electrical Repair	2,400.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	**6,000.00**	(3,600.00)
Pool	3,600.00			1,000.00	250.00	250.00	500.00	1,000.00	500.00	500.00				**4,000.00**	(400.00)
Total Repair and Maintenance	37,900.00	2,350.00	2,350.00	8,850.00	8,350.00	8,350.00	3,600.00	4,100.00	3,600.00	3,350.00	7,350.00	2,350.00	2,350.00	**56,950.00**	(19,050.00)
Community Events	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	**2,400.00**	-
Total Operating Expenses	**301,815.60**	24,318.80	28,253.80	34,503.80	30,503.80	30,433.80	27,683.80	26,288.80	25,688.80	27,433.80	29,503.80	24,403.80	24,403.80	333,420.60	(31,640.00)
Operating Margin	**167,644.40**	**14,577.87**	**10,842.87**	**4,742.87**	**8,742.87**	**8,812.87**	**11,562.87**	**12,957.87**	**13,557.87**	**11,812.87**	**9,742.87**	**14,842.87**	**14,842.87**	**137,039.40**	**30,440.00**
Other Expense															
Capital Improvement	10,000.00		-											**-**	10,000.00
Bad Debt	5,000.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	**4,800.00**	200.00
Total Other Repair	15,000.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	**4,800.00**	10,200.00
Reserve Expense															
Reserve	125,000.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	**124,992.00**	8.00
Interest on Reserve														**-**	-
Total ReserveExpense	125,000.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	**124,992.00**	8.00
Total Expenses	**441,815.60**	35,134.80	39,069.80	45,319.80	41,319.80	41,249.80	38,499.80	37,104.80	36,504.80	38,249.80	40,319.80	35,219.80	35,219.80	**463,212.60**	(21,432.00)
Net Income	27,644.40	3,761.87	26.87	(6,073.13)	(2,073.13)	(2,003.13)	746.87	2,141.87	2,741.87	996.87	(1,073.13)	4,026.87	4,026.87	**7,247.40**	20,232.00