

WOODLEA MANOR CONSERVANCY

APPROVED BUDGET

2008

	2006 BUDGET	Projected 2007	2007 BUDGET	2008 BUDGET	VARIANCE 2007-2008
INCOME					
Member Fees (467 homes)	\$294,840.00	\$310,555.00	\$310,555.00	\$325,966.00	\$15,411.00
Late Fees & Carrying Charges	3,600.00	3,025.00	3,600.00	3,600.00	0.00
Interest Income	7,152.00	11,500.00	8,195.00	12,000.00	3,805.00
Facility Renta	1,200.00	300.00	600.00	600.00	0.00
Misc. Income - Pool Memberships	0.00	2,600.00	9,750.00	3,600.00	(6,150.00)
Trash Surcharge (Woodlea Hills)	9,768.00	9,768.00	9,768.00	10,980.00	1,212.00
TOTAL INCOME	\$316,560.00	\$337,748.00	\$342,468.00	\$356,746.00	\$14,278.00
EXPENSES					
<u>Administrative</u>					
Management Fees	\$28,560.00	\$32,500.00	\$32,500.00	\$36,000.00	\$3,500.00
Management Reimbursement	3,600.00	2,900.00	3,600.00	3,300.00	(300.00)
Legal Fees	25,600.00	7,500.00	18,250.00	12,000.00	(6,250.00)
Communications/Newsletter	1,800.00	3,000.00	1,800.00	3,000.00	1,200.00
Secretarial Services	2,700.00	5,400.00	2,700.00	5,400.00	2,700.00
Audit/Income Tax Returns	1,850.00	2,050.00	1,850.00	2,100.00	250.00
State & Federal Income Tax	1,080.00	681.00	1,080.00	2,160.00	1,080.00
Misc. Administrative Expenses	4,200.00	5,000.00	6,000.00	5,100.00	(900.00)
Bad Debt Expense	0.00	300.00	0.00	0.00	0.00
Total Administrative	\$69,390.00	\$59,331.00	\$67,780.00	\$69,060.00	\$1,280.00
<u>General Operating</u>					
Electricity	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
Water/Irrigation	1,800.00	1,777.00	1,800.00	1,800.00	0.00
Gas	2,400.00	2,800.00	2,400.00	3,000.00	600.00
Trash Removal - Woodlea Hills	9,600.00	9,857.00	9,768.00	10,368.00	600.00
Janitorial	4,500.00	4,600.00	4,800.00	4,800.00	0.00
Lawn & Grounds Maintenance	28,200.00	29,300.00	28,800.00	30,000.00	1,200.00
Landscaping/Annual Flowers/Waterir	11,200.00	11,900.00	11,200.00	12,600.00	1,400.00
Irrigation System Maintenance	1,200.00	1,475.00	1,500.00	1,500.00	0.00
Tree Maintenance/Pruning	5,100.00	4,000.00	4,200.00	4,200.00	0.00
Snow Removal	1,200.00	1,200.00	1,200.00	1,500.00	300.00
HVAC Maintenance	2,100.00	2,900.00	3,000.00	2,400.00	(600.00)
General Maintenance/Repairs	8,700.00	18,500.00	11,400.00	18,000.00	6,600.00
Electrical Repairs/Lighting	1,200.00	2,500.00	2,400.00	2,400.00	0.00
Liability Insurance/D & O Insurance	7,800.00	8,700.00	8,700.00	9,368.00	668.00
Recovery of Prior Years' Loss	4,910.00	15,900.00	15,900.00	8,400.00	(7,500.00)
Total General Operating	\$92,310.00	\$117,809.00	\$109,468.00	\$112,736.00	\$3,268.00

The 2008 annual assessment will be \$698.00 per household if paid in one installment, due in January.
The carrying charge to pay in two installments due in January and April is \$25.00.

WOODLEA MANOR CONSERVANCY

APPROVED BUDGET

2008

	2006 BUDGET	2007 PROJECTED	2007 BUDGET	2007 BUDGET	VARIANCE
<u>Pool & Recreation Facilities Operation</u>					
Pool Service Contract	\$48,600.00	\$52,693.00	\$53,000.00	\$53,500.00	\$500.00
Water/Sewer	1,800.00	2,330.00	1,800.00	2,400.00	600.00
Pool Electric	5,100.00	5,189.00	5,100.00	5,100.00	0.00
Pool Telephone	1,320.00	1,900.00	1,320.00	1,800.00	480.00
Pool Repair/Maintenance	3,300.00	9,456.00	6,000.00	8,400.00	2,400.00
Painting	3,600.00	4,200.00	3,600.00	4,200.00	600.00
Pool Supplies	5,100.00	4,500.00	5,100.00	5,100.00	0.00
Passes/Rules	1,200.00	3,798.00	1,200.00	2,400.00	1,200.00
Activities/Socials	3,000.00	0.00	1,500.00	600.00	(900.00)
Permits and Fees	240.00	515.00	300.00	650.00	350.00
Clubhouse Contingencies	0.00	0.00	1,200.00	0.00	(1,200.00)
Lifeguard Incentive Program	1,500.00	900.00	1,500.00	1,200.00	(300.00)
Recreation/Athletic Field	0.00	1,200.00	1,200.00	1,200.00	0.00
Tennis Court Supplies/Repairs	600.00	588.00	600.00	600.00	0.00
Total Pool & Rec Fac Operation	\$75,360.00	\$87,269.00	\$83,420.00	\$87,150.00	\$3,730.00
<u>Reserves</u>					
General	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	0.00
Clubhouse Exterior	3,600.00	3,600.00	3,600.00	3,600.00	0.00
Clubhouse Roof	1,200.00	1,200.00	1,200.00	1,200.00	0.00
Rec Parking Lot/Drainage	1,500.00	1,500.00	1,500.00	1,500.00	0.00
Appliances	900.00	900.00	900.00	900.00	0.00
Irrigation System	3,000.00	3,000.00	3,000.00	3,000.00	0.00
Concrete Sidewalks, Steps	600.00	600.00	600.00	600.00	0.00
Fences, Monuments, Gazebo	3,600.00	3,900.00	3,900.00	3,900.00	0.00
Tot Lot	3,000.00	3,000.00	3,000.00	3,000.00	0.00
Tennis Court	4,500.00	4,500.00	4,500.00	4,500.00	0.00
Athletic Field	1,500.00	1,500.00	1,500.00	1,500.00	0.00
Clubhouse Interior	9,000.00	9,900.00	9,900.00	9,900.00	0.00
Pool Mechanical	2,700.00	3,000.00	3,000.00	3,600.00	600.00
Pool Whitecoat & Tile	14,200.00	15,000.00	15,000.00	21,000.00	6,000.00
Pool Furniture	8,100.00	8,100.00	8,100.00	5,100.00	(3,000.00)
Landscaping	8,500.00	8,500.00	8,500.00	8,500.00	0.00
Trash Enclosure	2,400.00	2,400.00	2,400.00	2,400.00	0.00
Shade Structure	1,000.00	1,000.00	1,000.00	1,000.00	0.00
Clubhouse Furniture	1,200.00	1,200.00	1,200.00	1,200.00	0.00
Lighting	4,200.00	4,200.00	4,200.00	4,200.00	0.00
Pool Deck/Concrete/Fence	1,800.00	1,800.00	1,800.00	4,200.00	2,400.00
Total Reserves	\$79,500.00	\$81,800.00	\$81,800.00	\$87,800.00	\$6,000.00
TOTAL EXPENSES & RESERVES	\$316,560.00	\$346,209.00	\$342,468.00	\$356,746.00	\$14,278.00
NET SURPLUS (LOSS)	\$0.00	(\$8,461.00)	\$0.00	\$0.00	\$0.00

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