

# WPCA Budget for CY18

Budget CY18   Actual CY17   Budget CY17   Actual CY16   Budget CY16   Actual CY 15   Budget CY15

<b>Income</b>							
						plus projected Dec	
Monthly Fees Scheduled	\$226,800	\$273,344	\$226,800	\$235,900	\$226,800	\$211,698	\$205,920
Permanent Working Capital Fund	\$300		\$300	\$1,008	\$300	\$918	\$700
Special Assessments	\$0	\$0	\$0		\$0		\$0
Arrears Collections	\$10,000		\$25,000		\$25,000		\$31,833
<b>Total Income Requirement</b>	<b>\$237,100</b>	<b>\$273,344</b>	<b>\$252,100</b>	<b>\$236,908</b>	<b>\$252,100</b>	<b>\$212,616</b>	<b>\$238,453</b>
<b>Expense</b>							
Automobile Expense	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Bank Service Charges	\$50	\$35	\$75	\$15	\$75	\$90	\$75
Clubhouse Cleaning	\$2,400	\$2,301	\$2,400	\$2,266	\$2,400	\$2,432	\$0
Collection Fee	\$4,000	\$2,003	\$4,000	\$11,804	\$4,000	\$3,440	\$7,000
Community Events	\$400	\$0	\$400	\$0	\$400	\$396	
Equipment Rental	\$200	\$0	\$200	\$0	\$200	\$0	\$500
Facility Repairs:							
Preventative Maintenance	\$2,000	\$175	\$2,000	\$3,700	\$6,000	\$5,000	\$7,000
Building Repairs	\$3,000	\$8,937	\$15,000	\$14,795	\$15,000	\$14,171	\$18,930
Drainage	\$6,000	\$9,370					
Dog Park	\$0	\$0		\$2,471			
Gutters	\$0	\$185		\$20		\$4,150	
Lighting	\$1,300	\$5,472	\$8,000	\$3,692	\$6,000	\$6,837	\$2,602
Mailbox	\$0	\$13,251					
Plumbing Repairs	\$2,965	\$2,930	\$6,000	\$3,837	\$3,800	\$2,989	\$3,590
Pool Maintenance	\$5,000	\$7,965	\$8,440	\$2,406	\$6,000	\$5,709	\$1,850
Railing	\$0	\$0	\$0	\$37	\$0	\$0	\$0
Roof	\$3,000	\$1,500	\$500	\$0	\$500	\$400	\$120
Sidewalks	\$600	\$0	\$1,200	\$15,876	\$8,000	\$0	\$0
Signage	\$100	\$72	\$100	\$0	\$240	\$3,447	\$0
Street	\$2,000	\$4,524	\$2,000	\$17,600	\$2,000	\$1,021	\$5,540
<b>Total Facility Repairs</b>	<b>\$25,965</b>	<b>\$54,381</b>	<b>\$43,240</b>	<b>\$64,434</b>	<b>\$47,540</b>	<b>\$43,724</b>	<b>\$39,632</b>
Insurance	\$27,500	\$27,532	\$25,000	\$26,634	\$25,000	\$22,824	\$20,000

Audit	\$4,000	\$0	\$2,000	\$0	\$0	\$0	\$0
Interest on Loan	\$1,400	\$1,424	\$2,300	\$2,949	\$2,300	\$3,627	\$3,108
Management Fee	\$18,000	\$17,673	\$30,000	\$30,300	\$30,000	\$30,500	\$27,000
Newsletter Reproduction/Website	\$1,200	\$1,111	\$1,200	\$1,961	\$1,200	\$424	\$0
Office Supplies	\$700	\$1,289	\$700	\$406	\$700	\$1,349	\$1,356
Pest/Termite Control	\$1,500	\$1,495	\$1,500	\$1,364	\$1,500	\$1,244	\$1,445
Postage and Delivery	\$300	\$192	\$500	\$196	\$500	\$741	\$1,310
Printing and Reproduction	\$200	\$82	\$300	\$127	\$300	\$41	\$417
Professional Fees	\$3,000	\$7,177	\$3,000	\$5,750	\$3,000	\$2,220	\$2,400
Security	\$10,800	\$9,600	\$7,200	\$7,200	\$7,200	\$7,450	\$7,775
Telephone	\$1,300	\$1,209	\$1,300	\$1,317	\$1,300	\$1,523	\$1,800
Tools	\$0	\$0	\$0	\$0	\$0		\$56
Trash Removal:							
Commercial	\$7,200	\$7,900	\$7,200	\$7,870	\$7,200	\$7,980	\$8,400
Non-Commercial	\$500	\$2,266	\$1,500	\$1,800	\$1,500	\$1,467	\$300
<b>Total Trash Removal</b>	<b>\$7,700</b>	<b>\$10,166</b>	<b>\$8,700</b>	<b>\$9,670</b>	<b>\$8,700</b>	<b>\$9,446</b>	<b>\$8,700</b>
Travel	\$0	\$14	\$0	\$672	\$0	\$0	\$0
Uniform Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$152
Utilities:							
Electric	\$7,000	\$6,726	\$8,200	\$7,308	\$8,200	\$8,017	\$6,711
Water	\$56,000	\$56,369	\$46,000	\$53,857	\$46,000	\$47,353	\$42,939
<b>Total Utilities</b>	<b>\$63,000</b>	<b>\$63,095</b>	<b>\$54,200</b>	<b>\$61,165</b>	<b>\$54,200</b>	<b>\$55,370</b>	<b>\$49,650</b>
Yard Care:							
Lawn Maintenance	\$26,500	\$26,542	\$26,500	\$26,407	\$26,500	\$27,006	\$30,900
Fence Repairs	\$4,000	\$2,937	\$4,000	\$0	\$2,000	\$0	\$7,000
Tree Maintenance	\$3,600	\$0	\$4,000	\$4,400	\$4,000	\$3,000	\$0
<b>Total Yard Care</b>	<b>\$34,100</b>	<b>\$29,479</b>	<b>\$34,500</b>	<b>\$30,807</b>	<b>\$32,500</b>	<b>\$30,006</b>	<b>\$37,900</b>
<b>Total Expenses</b>	<b>\$208,315</b>	<b>\$230,844</b>	<b>\$223,315</b>	<b>\$258,965</b>	<b>\$223,615</b>	<b>\$217,447</b>	<b>\$210,876</b>

<b>Other Cash Needs</b>							
Management Reserve	\$3,785		\$3,785		\$3,785		\$4,118
Insurance recovery				-\$9,662			

Insurance Reserve	\$0		\$0		\$0		\$0
Current Year Delinquencies	\$0		\$0		\$0		\$0
Cash Reserve Account	\$10,000		\$10,000		\$10,000		\$10,000
Principle Debt Reduction	\$15,000		\$15,000	\$12,104	\$13,000	\$12,939	\$13,458
Property Improvements	\$0		\$0		\$1,500		
Web Page Development	\$0		\$0		\$1,000		
Tennis Court	\$0		\$0		\$0		\$0
Painting	\$0		\$0		\$0		\$0
Dog Park	\$0		\$0		\$500		
Dryer Vents	\$0		\$0		\$0		\$0
Total Property Improvements	\$0		\$0		\$1,500		\$0
Total Other Cash Needs	\$28,785		\$28,785	\$2,442	\$29,785	\$12,939	\$27,576

Total Expenses and Cash needs	\$237,100		\$252,100	\$261,407	\$253,400	\$230,386	\$238,452
Increase (Decrease) in Cash	\$0		\$0	-\$24,499	-\$1,300	-\$17,770	\$1