

# WILDWING COMMUNITY ASSOCIATION (MASTER HOA)

## 2019 Operating Fund Budget

	2018 Budget	2018 YTD Actual 10/31/2018	2018 Projected	2019 Budget
<b>Revenues:</b>				
Operating Assessment: (2019 - \$245.84)	\$ 31,194	\$ 37,099	\$ 37,172	\$ 48,041
Developer Contribution	18,920	19,006	19,006	708
Late Fees & Fines	-	300	300	-
Pool Rental Fees	150	300	300	300
Other Fees and Revenue	-	123	123	-
<b>Total Revenues</b>	<b>50,264</b>	<b>56,828</b>	<b>56,901</b>	<b>49,049</b>
<b>Expenses:</b>				
<b>Administrative:</b>				
Management & Accounting	9,600	8,000	9,600	12,000
Caliber Fee	600	500	600	660
Bank Fees	30	28	28	40
Insurance	4,000	4,146	4,146	4,460
Compliance - Filings	60	20	20	20
Office Expense (Supplies, Postage, etc.)	800	663	869	900
Legal	1,000	201	201	275
Other Administrative Expenses	200	245	245	220
<b>Total Administrative Expenses</b>	<b>16,290</b>	<b>13,802</b>	<b>15,709</b>	<b>18,575</b>
<b>Maintenance &amp; Utilities:</b>				
Landscape & Irrigation Maintenance - Contract	7,200	6,300	7,200	7,200
Landscape & Irrigation Maintenance - Non-Contract	1,000	2,706	2,597	500
Pest Control	150	-	-	150
Pool Maintenance - Contract	6,250	6,250	6,250	6,600
Pool Maintenance - Non Contract	450	117	2,000	2,500
Pool Supplies	4,800	2,224	2,224	2,300
Janitorial Services - Contract	3,000	4,485	4,485	4,800
Janitorial Supplies	-	75	75	100
Trash Service - Pool	354	86	86	350
Security System Supplies & Maintenance - Pool	200	710	710	100
Electricity - Pool	3,000	3,826	3,900	3,900
Gas - Pool	4,000	5,416	5,500	5,500
Waste Water/Sewer - Pool	350	1,961	2,600	2,600
Water - Potable and Non-Potable	2,500	1,678	1,725	1,725
Emergency Landline	420	-	-	420
Other Maintenance & Utility Expenses	300	-	-	300
<b>Total Maintenance &amp; Utilities Expenses</b>	<b>33,974</b>	<b>35,835</b>	<b>39,352</b>	<b>39,045</b>
<b>Total Expenses</b>	<b>50,264</b>	<b>49,637</b>	<b>55,061</b>	<b>57,620</b>
			<i>YOY Change</i>	<i>4.6%</i>
Change in Fund Balance	-	7,192	1,840	<b>(8,571)</b>
Fund Balance, beginning of year	-	1,115	1,115	2,955
Transfers from/(to) Reserve Fund	-	-	-	5,616
Transfers from/(to) DRC Fund	-	-	-	-
<b>Fund Balance, end of year</b>	<b>\$ -</b>	<b>\$ 8,307</b>	<b>\$ 2,955</b>	<b>\$ -</b>

## WILDWING COMMUNITY ASSOCIATION (MASTER HOA)

### 2019 Reserve Fund Budget

	2018 Budget	2018 YTD Actual 10/31/2018	2018 Projected	2019 Budget
<b>Revenues:</b>				
Reserve Assessment: (2019 - \$54.16)	\$ 6,505	\$ 7,733	\$ 7,733	\$ 10,584
One-Time Reserve Contribution Fees (54 lots @ \$300)	7,800	8,700	11,400	16,200
Developer Contribution	4,183	4,183	4,183	-
Interest	-	9	12	-
<b>Total Revenues</b>	<b>18,488</b>	<b>20,626</b>	<b>23,328</b>	<b>26,784</b>
<b>Expenses:</b>				
Acquisition/Replacement of Equipment	-	1,252	1,252	-
Governing Documents	3,000	-	-	3,000
<b>Total Expenses</b>	<b>3,000</b>	<b>1,252</b>	<b>1,252</b>	<b>3,000</b>
<b>Change in Fund Balance</b>	<b>15,488</b>	<b>19,374</b>	<b>22,076</b>	<b>23,784</b>
Fund Balance, beginning of year	8,521	3,300	3,300	25,376
Transfers from/(to) Operating Fund	-	-	-	(5,616)
<b>Fund Balance, end of year</b>	<b>\$ 24,009</b>	<b>\$ 22,674</b>	<b>\$ 25,376</b>	<b>\$ 43,544</b>
<b>Reserve Study:</b>				
Recommended Reserve Fund Balance on Dec 31st	\$ 24,249	\$ 24,249	\$ 24,249	\$ 43,544
Reserve Fund Surplus/(Deficit)	\$ (240)	\$ (1,575)	\$ 1,127	\$ -
Recommended Reserve Funding per Study	\$ 18,120			\$ 18,957
Total # of Lots at Buildout	350			350
Reserve Fund Assessment per Lot	<u>\$ 51.77</u>			<u>\$ 54.16</u>

# WILDWING COMMUNITY ASSOCIATION (MASTER HOA)

## 2019 DRC Fund Budget

	2018 Budget	2018 YTD Actual 10/31/2018	2018 Projected	2019 Budget
<b>Revenues:</b>				
Construction & Landscape Design Review Fees	\$ 5,000	\$ 4,650	\$ 4,650	\$ <b>4,000</b>
Construction Clean-Up Fees	-	2,000	2,000	<b>1,200</b>
Fines	-	-	-	-
<b>Total Revenues</b>	<b>5,000</b>	<b>6,650</b>	<b>6,650</b>	<b>5,200</b>
<b>Expenses:</b>				
DRC - Design Services	5,000	3,338	3,338	<b>3,000</b>
DRC - Field Services	-	2,000	2,000	<b>1,200</b>
DRC - Legal Services	-	608	608	-
Bank Fees	-	30	30	<b>50</b>
<b>Total Expenses</b>	<b>5,000</b>	<b>5,975</b>	<b>5,975</b>	<b>4,250</b>
<b>Change in Fund Balance</b>	<b>-</b>	<b>675</b>	<b>675</b>	<b>950</b>
Fund Balance, beginning of year	693	693	693	<b>693</b>
Transfers from/(to) Operating Fund	-	-	-	-
<b>Fund Balance, end of year</b>	<b>\$ 693</b>	<b>\$ 693</b>	<b>\$ 693</b>	<b>\$ 693</b>