

Pt Woodworth 2008 Budget

Pointe Woodworth HOA Annual Budget

Revised 31-Dec-07

Account	Description	Unit	Estimate	Budget	Actual Budget History							
				2008	2007	2006	2005	2004	2003	2002	2001	
<b>Revenues</b>												
4203	HOA Dues (180 owners)	171	550	94,050	93,002	109,663	80,043	74,178	78,000	73,172	79,200	
	Late Charge Income				818	616						
	NSF Charges					50						
4150	RV Parking Income			2,500	5,300	5,196	25	186	0			
4240	RV Storage					175	-145	5,160	2,180	925		
4270	Interest			4,000	537	3,107	2,094	997	1,303	2,062		
4285	Miscellaneous Income				100	30	100		0	62		
<b>4999</b>	<b>Total Revenues</b>			<b>100,550</b>	<b>99,757</b>	<b>118,837</b>	<b>82,117</b>	<b>80,521</b>	<b>81,483</b>	<b>76,221</b>	<b>79,200</b>	

	Administrative			Budget	Budget History						
				2008	2007	2006	2005	2004	2003	2002	2001
5140	Legal & Accounting	(Audit \$1240)		2,500	4,025	680	4,054	1,687	3,369	3,025	1,950
	Office Equipment							87			
5150	Office Supplies			500	754	362	816	325	300	636	550
5160	Permits & Licenses	(HOA LLC Lic.)		10	10	10	10	10	100	10	
5165	Postage/Copies			800	629	745	1,263	425	560	424	
5170	Telephone			750	702	720	723	838	794	1,311	1,440
5190	Other Administrative	(Meeting Rental)		300	188	245	458	230	250		
5191	Management Fees	12	900	10,800	10,800	10,800	10,800	10,800	10,800	11,910	7,200
	<b>Total Administrative</b>			<b>15,660</b>	<b>17,108</b>	<b>13,562</b>	<b>18,124</b>	<b>14,402</b>	<b>16,173</b>	<b>17,316</b>	<b>11,140</b>
	<b>Social Expenses</b>										
5210	Advertising (WEB Site \$1 (WEB site + Ad)			1,000	524	480	358	1,073	225	140	
	Promotions							30			
5231*	Annual garage sale								0		
5232*	Annual Pot Luck								0		
5233*	Special Events			1,000	305	866	187	1,394	500		
5270	Signs & Banners								1,000	110	
5290	Hospitality Expense								15		
	<b>Social Committee Total</b>			<b>2,000</b>	<b>829</b>	<b>1,346</b>	<b>545</b>	<b>2,497</b>	<b>1,740</b>	<b>250</b>	<b>0</b>

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Account	Description	Unit	Estimate	Budget		Est.	Actual Budget History						
				2008	2007	2006	2005	2004	2003	2002	2001		
<b>Repairs &amp; Maintenance</b>													
	Common Area/Rec Area							65					
5315	Electrical Expense & St Lighting			2,000	1,526	4,049	1,976	310	13,672	1,290	500		
5333	Fence Maintenance					0			0	175	300		
5334	Gate Maintenance			3,000	5,028	6,448	3,731	11,837	14,193	3,311			
5340	General Repairs & Maintenance			3,000	3,151	2,174			2,810	1,550			
5360	Landscape Annual Contr:	12	2,215	26,580	26,053	26,664	22,086	19,683	18,994	21,246	23,800		
5365	Landscape Supplies/Service			5,000	5,989	5,175	8,143	2,763	4,306	3,898	2,000		
5367	Irrigation System			2,000	1,663	900	6,332	44	1,235	558	2,000		
5375	Locks & Keys			250	33	892	347	5,700	775	2,043			
5382	Parking Lot & Roads			3,000	0	4,952							
5390	Security Systems			2,000	0				13	1,327	7,500		
<b>Total Repairs &amp; Maintenance</b>				<b>46,830</b>	<b>43,443</b>	<b>51,254</b>	<b>42,615</b>	<b>40,337</b>	<b>55,998</b>	<b>35,398</b>	<b>36,100</b>		
<b>Utilities</b>													
5520	Electricity	12	100	1,200	2,602	1,768	1,422	1,478	1,690				
5540	Sewer & Storm Drain	12	250	3,000	4,907	3,516	3,667	3,280	7,968	4,682	1,700		
5545	Water	12	250	3,000	5,608	4,468	4,502	4,081	2,590	3,202	1,800		
5550	Waste Removal								15				
<b>Total Utilities</b>				<b>7,200</b>	<b>13,117</b>	<b>9,752</b>	<b>9,591</b>	<b>8,839</b>	<b>12,263</b>	<b>7,884</b>	<b>3,500</b>		
<b>Taxes</b>													
5610	Prop Taxes			900	1,048	863	217	454	421	478			
5620	Income Tax			300	0	0	1,776	107	95	247			
<b>Total Taxes</b>				<b>1,200</b>	<b>1,048</b>	<b>863</b>	<b>1,993</b>	<b>561</b>	<b>516</b>	<b>725</b>	<b>0</b>		
<b>Insurance</b>													
5655	Liability Insurance	-2,500		2,500	2,432	3,802	6,109	4,310	7,032	4,200			
	Causality Insurance	-2,100		2,100	0	0							
<b>Total Insurance</b>				<b>4,600</b>	<b>2,432</b>	<b>3,802</b>	<b>6,109</b>	<b>4,310</b>	<b>7,032</b>	<b>4,200</b>	<b>0</b>		
<b>RV Lot</b>													
	Fence Repair			2,200	15,197	20							
	Lighting Supplies					1,750							
<b>Total RV Lot</b>				<b>2,200</b>	<b>15,197</b>	<b>1,770</b>							
<b>5695</b>	<b>Total operating Expenses</b>			<b>79,690</b>	<b>93,174</b>	<b>82,349</b>	<b>78,977</b>	<b>70,946</b>	<b>93,722</b>	<b>57,889</b>	<b>47,240</b>		
	Reserve Account	171	-110	-18,810	-19,800	-19,800							
<b>5699</b>	<b>Net Operating Income</b>			<b>2,050</b>	<b>-13,217</b>	<b>16,688</b>	<b>3,140</b>	<b>9,575</b>	<b>-12,239</b>	<b>18,332</b>	<b>31,960</b>		

**Pt Woodworth 2008 Budget**

<b>Reserve Account</b>		<b>Budget</b>	<b>Budget</b>	<b>Budget History</b>					
		<b>2008</b>	<b>2007</b>	2006	2005	2004	2003	2002	2001
	Balance carry forward	85,927	67,724	55,000					
	Additions	18,810	19,800	19,800					
<b>5700</b>	<b>Total Reserve</b>	<b>104,737</b>	<b>87,524</b>	<b>74,800</b>					
	<b>Expenditures</b>								
5720	Property Improvements		1,597	1,800					
5730	Roof repair			2,000					
5740	Painting			11,300					
	Total Expenditures		1,597	15,100					
	Carry forward		85,927	59,700					