

Wakefield Homeowners' Association, Inc.
2015 Proposed Operating Budget

	2014 Budget	2014 Expenses	2015 Proposed
Income - (273 Homes)	\$275	\$275	\$275
Maintenance Fees	75,075	73,245	75,075
Misc. Income	0	13,081	0
Late Charges	0	525	0
Bad Debt	-2,205	300	-2,205
Legal Fees and Court Costs	0	1,814	0
Interest-Operating	0	0	0
Interest Reserves	0	73	0
Less Reserve Funding	-3,003	-1,244	-3,003
Less Excess Operating Funds	0	-500	0
Less Reserve Interest	0	-67	0
TOTAL INCOME	69,867	87,228	69,867
Expenses			
Management Fees	8,040	8,749	8,518
Legal Services	5,000	3,697	5,000
Audit & Tax service	235	235	242
Administrative	2,000	1,904	2,000
Meeting Room Rentals	0	0	0
NSF Charges	0	0	0
Office Supplies	0	98	35
Records Storage	0	0	0
Website	25	0	30
Community Events	475	287	489
Printing & Copying Fees	0	0	0
Postage	0	0	0
Total Administrative	15,775	14,969	16,314
Electricity /Common Areas	3,750	2,322	3,863
Water/Sewer	4,500	4,318	4,635
Total Utilities	8,250	6,640	8,498
Mowing & Edging	13,780	22,955	16,621
Chemical/Fertilization Lawn	4,236	4,320	4,363
Mulch	3,200	6,205	3,296
Landscaping & Repair	5,000	18,670	5,305
Tree Maintenance	1,680	825	1,680
Chemical/Fertilization-Tree/Shrub	840	1,300	1,300
Tree Removal	1,500	0	1,500
Landscape-Other	600	840	720
Ponds/Lakes Service	1,800	1,926	1,984
Common Area Maintenance	3,884	4,747	4,864
Irrigation Project	6,000	6,898	0
Total Grounds	42,520	68,686	41,633
Insurance	3,322	3,180	3,422
Contingency	0	0	0
Total Insurance	3,322	3,180	3,422
TOTAL EXPENSES	69,867	93,475	69,867
SURPLUS/DEFICIT	0	-6,247	0