

Lake Crest Homeowners Association
2015 Calendar Year Budget

	2014 Budget	Dec-14 Actual	2015 Budget
Ordinary Income/Expense			
Income			
Homeowners Dues	\$ 305,525.00	\$ 295,682.49	\$ 306,030.00
Late Payment Fee	\$ 200.00	\$ 218.00	\$ 200.00
Lawn Maintenance Oakmere	\$ 23,000.00	\$ 22,543.84	\$ 24,820.00
Lawn Maintenance Oakmere Towns	\$ 10,000.00	\$ 11,675.22	\$ 11,600.00
Lawn Maintenance Townhomes	\$ 28,800.00	\$ 28,475.19	\$ 29,280.00
Misc Income	\$ 2,000.00	\$ 1,185.00	\$ 1,000.00
Misc. Club Rental	\$ 4,500.00	\$ 4,655.00	\$ 4,000.00
ARC Fines	\$ 500.00	\$ 600.00	\$ 500.00
Total Income	\$ 374,525.00	\$ 365,034.74	\$ 377,430.00
Expense			
Christmas Decorations	\$ 2,700.00	\$ 2,491.76	\$ 2,500.00
Cleaning Clubhouse	\$ 3,000.00	\$ 2,640.00	\$ 3,000.00
Cleaning Supplies	\$ 200.00	\$ 35.70	\$ 100.00
Contributions or Donations	\$ 200.00		\$ 200.00
Exterminators	\$ 900.00	\$ 926.00	\$ 900.00
Garbage	\$ 1,200.00	\$ 1,355.47	\$ 1,200.00
Total Miscellaneous Expenses	\$ 8,200.00	\$ 7,448.93	\$ 7,900.00
Insurance			
Liability	\$ 7,500.00	\$ 10,004.50	\$ 10,000.00
Worker Comp	\$ 2,100.00	\$ 3,977.18	\$ 4,000.00
Total Insurance	\$ 9,600.00	\$ 13,981.68	\$ 14,000.00
Landscaping			
Oakmere	\$ 18,500.00	\$ 15,928.97	\$ 23,900.00
Oakmere Townhomes	\$ 11,400.00	\$ 12,236.19	\$ 10,800.00
Lake Crest Townhomes	\$ 27,500.00	\$ 27,905.24	\$ 22,059.46
General Service	\$ 72,000.00	\$ 78,526.87	\$ 44,247.03
Total Landscaping	\$ 129,400.00	\$ 134,597.27	\$ 101,006.49
Maintenance			
Clubhouse/Pavillon	\$ 2,000.00	\$ 1,303.27	\$ 2,500.00
Entrance Lights	\$ 500.00	\$ 2,750.00	\$ 1,000.00
Irrigation	\$ 2,000.00	\$ 3,073.25	\$ -
-Oakmere	\$ 4,200.00	\$ 5,986.55	\$ -
Whitestone	\$ 300.00	\$ 320.12	\$ -
Streets	\$ 500.00	\$ 325.00	\$ 500.00
Lake	\$ 8,000.00	\$ 8,718.40	\$ 8,000.00
Entrances			
Total Maintenance	\$ 17,500.00	\$ 22,476.59	\$ 12,000.00
Management Fees	\$ 28,000.00	\$ 26,199.92	\$ 28,000.00
Covenants/ARC	\$ 12,000.00	\$ 12,687.92	\$ 8,500.00
Communication	\$ 400.00		\$ 200.00
Office Supplies	\$ 1,000.00	\$ 914.54	\$ 800.00
Postage and Delivery	\$ 900.00	\$ 1,196.32	\$ 1,200.00
Printing and Reproduction	\$ 300.00		\$ 200.00
Professional Fees & Attorney Fees	\$ 2,000.00	\$ 1,979.50	\$ 3,500.00
Real Estate taxes	\$ 11,500.00	\$ 5,729.96	\$ 11,500.00
Licenses and Permits	\$ 150.00	\$ 150.00	\$ 150.00
Total Fees and Taxes	\$ 56,250.00	\$ 48,858.16	\$ 54,050.00
Activities			
Adult	\$ 3,500.00	\$ 3,191.93	\$ 3,500.00
Kids	\$ 3,300.00	\$ 2,794.91	\$ 3,300.00
Total Activities	\$ 6,800.00	\$ 5,986.84	\$ 6,800.00
Pool			
Pool Security	\$ 2,000.00		\$ 2,000.00
Pool Maintenance	\$ 10,000.00	\$ 9,298.62	\$ 10,000.00
Monitors	\$ 8,000.00	\$ 6,082.75	\$ 8,000.00
Supplies	\$ 7,000.00	\$ 6,527.25	\$ 7,000.00
Total Pool	\$ 25,000.00	\$ 21,908.62	\$ 27,000.00
Utilities			
Electric Street Lights	\$ 72,000.00	\$ 78,942.66	\$ 80,000.00
Gas-Club House	\$ 600.00	\$ 630.88	\$ 600.00
Gas-Oakmere Common	\$ 650.00	\$ 749.88	\$ 650.00
Water Clubhouse/Pool	\$ 12,000.00	\$ 13,424.27	\$ 14,000.00
Water Oakmere Townhomes	\$ 1,300.00	\$ 530.74	\$ 600.00
Water Oakmere Carrage Homes	\$ 500.00	\$ 556.65	\$ 600.00
Telephone/Internet	\$ 3,600.00	\$ 2,837.83	\$ 3,000.00
Total Utilities	\$ 90,650.00	\$ 97,672.91	\$ 99,450.00
Total Expense	\$ 343,400.00	\$ 352,931.00	\$ 322,206.49
Net Ordinary Income	\$ 31,125.00	\$ 12,103.74	\$ 55,223.51
Net Other Income	15	18.46	
Net Income	\$ 31,140.00	\$ 12,122.20	\$ 55,223.51

Morgan Stanley		\$ 73,962.07
Checking Acct	As of Dec 2014	\$ 55,606.72
Outstanding Customer Balance	As of Dec 2014	\$ 16,244.20