

Wildcat Run Community Assoc  
Annual Budget for Calendar Year 2018  
Proposed 2018 Budget  
450 Units

450 1

2017 Budget	7/31/2017 Actual	12/31/2017 Estimate	Account	Description	2018 Budget	Per Unit
722,774.00	421,720.81	722,949.96	06310	Regular Assessment Fees	707,874.00	1,573.05
201,800.00	201,800.00	201,800.00	06315	Reserve Income	216,800.00	481.78
<b>924,574.00</b>	<b>623,520.81</b>	<b>924,749.96</b>		Subtotal	<b>924,674.00</b>	<b>2,054.83</b>
540.00	315.00	540.00	06330	Vacant Lot Maint. Assessment	540.00	540.00
<b>925,114.00</b>	<b>623,835.81</b>	<b>925,289.96</b>		<b>Total Revenue from Assessment</b>	<b>925,214.00</b>	2,054.83
	1,357.28	1,357.28	06340	Late Fees		
1,000.00	1,612.70	2,764.63	06910	Operating Interest Income	1,000.00	2.22
100.00	2,486.86	4,263.19	06930	Misc. Income	100.00	0.22
2,500.00	1,540.00	2,640.00	06945	Transponder Income	2,500.00	5.56
2,000.00	3,212.21	5,506.65	06960	Owner's Collections	2,000.00	4.44
1,200.00	-	-	06970	Owner's Yard Work	1,200.00	2.67
-	-	-	06980	Bad Debt Recovery	-	-
6,800.00	10,209.05	16,531.74		Total Operating Income	6,800.00	15.11
<b>931,914.00</b>	<b>634,044.86</b>	<b>941,821.70</b>		<b>Total Fees and Operating Inc</b>	<b>932,014.00</b>	
5,000.00	2,200.00	4,200.00	07015	Audit	5,000.00	11.11
27,000.00	15,750.00	27,000.00	07025	Management Fees	27,000.00	60.00
8,000.00	2,326.02	6,000.00	07030	Legal General Matters	8,000.00	17.78
3,000.00	2,563.02	4,393.75	07035	Collection Cost Owners	3,000.00	6.67
6,000.00	2,741.69	4,700.04	07040	Office Expense & Postage	6,000.00	13.33
62.00	61.25	61.25	07046	Annual Corporate Report	62.00	0.14
9,000.00	4,805.34	8,242.49	07070	Insurance	9,100.00	20.22
9,100.00	7,777.13	9,760.00	07090	Misc. Administrative	9,100.00	20.22
8,000.00	7,372.05	7,372.05	07092	Bad Debt	6,150.00	13.67
1,200.00	-	500.00	07095	Abandoned Property	1,200.00	2.67
<b>76,362.00</b>	<b>45,596.50</b>	<b>72,229.58</b>		<b>Total Administration</b>	<b>74,612.00</b>	<b>165.80</b>
225,000.00	119,926.00	225,000.00	08010	Landscape Contract	225,000.00	500.00
55,000.00	17,756.25	55,000.00	08015	Tree & Plant Replacement	65,000.00	144.44
4,000.00	4,000.00	4,000.00	08020	Removal of Exotics	4,000.00	8.89
21,000.00	4,793.01	23,000.00	08025	Misc. Grounds Maintenance	8,000.00	17.78
27,000.00	25,635.00	28,000.00	08030	Tree Trimming/Palmetto Prunin	32,000.00	71.11
38,712.00	22,582.00	38,712.00	08035	Lake & Moat Maint.	38,712.00	86.03
2,000.00	913.00	2,000.00	08040	Fountain Repairs & Maint.	2,000.00	4.44
20,000.00	7,758.57	20,000.00	08080	Lighting Maintenance	20,000.00	44.44
11,000.00	9,309.11	14,000.00	08081	Professional Fees - Non Legal	8,000.00	17.78
9,000.00	15,160.53	22,000.00	08085	Irrigation/Well Repairs/Maint	13,350.00	29.67
<b>412,712.00</b>	<b>227,833.47</b>	<b>431,712.00</b>		<b>Total Ground Maintenance</b>	<b>416,062.00</b>	<b>924.58</b>

1,000.00	-	1,000.00	08100 Gatehouse Supplies	1,000.00	2.22
3,000.00	2,734.27	7,500.00	08105 Gatehouse Repairs & Maint.	3,000.00	6.67
185,000.00	87,459.25	155,000.00	08110 Security Guard Expense	165,000.00	366.67
3,000.00	7,066.64	10,000.00	08115 Camera & AccessSystem R&M	3,000.00	6.67
11,000.00	480.95	9,000.00	08120 Access System Supplies	11,000.00	24.44
600.00	-	-	08125 Misc. Security/Gatehouse	600.00	1.33
2,400.00	1,355.02	2,400.00	08560 Cable, Phone, Trash,Pest	2,400.00	5.33
<b>206,000.00</b>	<b>99,096.13</b>	<b>184,900.00</b>	<b>Total Security/Gatehouse</b>	<b>186,000.00</b>	<b>413.33</b>
6,000.00	4,842.07	9,000.00	08510 Irrigation Water/ Sewer	9,000.00	20.00
28,500.00	15,879.13	28,000.00	08520 Electricity	29,000.00	64.44
<b>34,500.00</b>	<b>20,721.20</b>	<b>37,000.00</b>	<b>Total Utilities</b>	<b>38,000.00</b>	<b>84.44</b>
50,000.00	50,000.00	50,000.00	09020 Road Reserves-Statutory	65,000.00	144.44
151,800.00	151,800.00	151,800.00	09050 General Reserves Statutory	151,800.00	337.33
<b>201,800.00</b>	<b>201,800.00</b>	<b>201,800.00</b>	<b>Total Reserves</b>	<b>216,800.00</b>	<b>481.78</b>
540.00	270.00	540.00	07097 Vacant Lot Maintenance	540.00	1.20
<b>540.00</b>	<b>270.00</b>	<b>540.00</b>	<b>Total Vacant Lot Maint</b>	<b>540.00</b>	<b>1.20</b>
931,914.00	595,317.30	928,181.58	TOTAL EXPENSES	932,014.00	2,054.83
-	38,727.56	<b>13,640.12</b>		-	2,054.83
<b>2,055</b>			<b>Annual Assessment</b>	<b>2,055</b>	
<b>2,595</b>			<b>Vacant Lot Owners</b>	<b>2,595</b>	

Total Budgeted Operating Expenses and Reserves Less Operating Income Equals \$924,674.00. Therefore, the Calendar Year 2018 Annual Assessment FOR HOMEOWNERS will be \$2055.00 plus extra \$540.00 for lot owners.

There is currently 1 Vacant Lot. This Lot Require Periodic Mowing, Edging and Trimming in Order to be Presentable to the Community as a Whole. Total Budgeted Vacant Lot Maintenance Expense Equals \$540.00 per vacant lot. Therefore, the Calendar Year 2018 Annual Assessment FOR VACANT LOT OWNERS will be \$2,595.00.

**Wildcat Run Community Assoc  
Proposed 2018 Budget**

<b>DESCRIPTION</b>	<b>TOTAL EST USEFUL LIFE</b>	<b>EST REMAINING USEFUL LIFE</b>	<b>ESTIMATED REPLACE COST</b>	<b>BEGINNING BALANCE</b>	<b>YTD ALLOCATION</b>	<b>Less Disbursements</b>	<b>12/31/2017 Estimated Balance</b>	<b>FULL FUNDING</b>	<b>2018 FUNDING</b>
Reserves Paving Statutory	20	14.75	\$ 1,000,000.00	\$ 266,846.71	\$ 50,000.00	\$ 7,490.00	\$ 309,356.71	\$ 46,823.27	\$ 65,000.00
Culver Project Loan				\$ (115,000.00)					
Gen Resv-Non Statutory	10	8	\$ 29,008.11	\$ 9,204.61	\$ -	\$ -	\$ 9,204.61	\$ -	\$ -
Reserves Hurricane Non Statutory	5	0	\$ 55,585.80	\$ 55,585.80			\$ 55,585.80	\$ -	\$ -
General Reserves Statutory	20	10.05	\$ 1,607,000.00	\$ 8,200.44	\$ 151,800.00	\$ 165,319.29	\$ (5,318.85)	\$ 160,429.74	\$ 151,800.00
Unallocated Interest				\$ 14,357.63	\$ 1,763.91		\$ 16,121.54		\$ -
<b>TOTALS</b>			<b>2,691,593.91</b>	<b>239,195.19</b>	<b>203,563.91</b>	<b>172,809.29</b>	<b>384,949.81</b>	<b>207,253.01</b>	<b>216,800.00</b>