

**WEATHERSTONE  
2015 PROPOSED BUDGET**

	<b>Total 2014</b>	<b>2014</b>	<b>2013</b>	<b>2015</b>
	<b>Forecast</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b>REVENUE</b>				
<b>OPERATING INCOME:</b>				
Assessment Revenue	181,104	181,104	175,224	185,808
Misc Income	75	50	100	100
Late Fee Revenue	601	1,000	1,001	750
Interest Fee Income	13	50	66	25
Legal Fee Revenue	1,729	1,000	2,114	1,000
Bad Debt Recovery/Loss	0	0	993	0
Bank Loan Income / Pool Renovation Assessment	0	0	0	86,232
<b>Total Operating Income</b>	<b>183,522</b>	<b>183,204</b>	<b>179,498</b>	<b>273,915</b>
<b>INCOME</b>				
<b>Administration</b>				
Audit/Tax Prep	1,775	1,830	1,775	1,775
Insurance	3,944	3,940	3,926	3,940
Taxes	180	180	0	180
Bank Charges	816	50	37	775
Legal Fees	6,994	1,500	3,371	1,500
Management Fee	19,868	19,810	19,420	19,810
Reserve Fund Transfer	20,696	20,695	19,524	22,000
Administrative	2,555	1,550	1,347	1,550
Community Activities	3,640	4,000	3,045	4,000
Web Site Maintenance	164	430	120	125
Postage	564	800	368	450
Reserve Study Update	0	0	0	0
Bank Loan Income / Pool Renovation Assessment	0	0	0	86,232
<b>Total Administration</b>	<b>61,195</b>	<b>54,785</b>	<b>52,933</b>	<b>142,337</b>
<b>Pool</b>				
Pool Cleaning	6,815	7,630	7,410	7,600
Pool Area Maintenance	2,213	500	0	750
Pool Supplies/Lights	586	0	0	500
Clubhouse Cleaning	2,032	2,530	2,457	2,500
Clubhouse/Pool Supplies	211	110	102	250
Pool Trash	636	0	0	0
Pool Security	7,876	8,300	11,889	8,300
Pool Gas	6,757	4,950	4,740	5,200
Pool Electric	3,743	3,540	3,376	3,722
Pool Area Irrigation	3,848	3,880	3,792	4,000
<b>Total Pool</b>	<b>34,716</b>	<b>31,440</b>	<b>33,768</b>	<b>32,822</b>
<b>Grounds</b>				
Grounds Maintenance	16,873	17,340	16,839	19,397
Grounds: Tree spray	4,615	1,670	1,730	2,300
Grounds Improvements / Replacement	3,546	8,370	8,125	8,370
Fence Maintenance	105	0	0	0
Lighting Maintenance	1,683	620	606	850
Sprinkler Repair	3,526	4,490	4,361	4,000
Holiday Lighting	5,240	5,240	5,501	5,335
Snow Removal	7,088	6,700	6,361	7,000

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<b>Total Grounds</b>	<b>42,675</b>	<b>44,430</b>	<b>43,523</b>	<b>47,252</b>
<b>Utilities</b>				
Electric	2,254	2,020	2,065	2,367
Trash Removal	42,272	43,410	41,128	43,128
Grounds Irrigation	5,834	7,000	3,367	6,009
<b>Total Utilities</b>	<b>50,360</b>	<b>52,430</b>	<b>46,559</b>	<b>51,504</b>
<b>Total Expenses</b>	<b>188,946</b>	<b>183,085</b>	<b>176,783</b>	<b>273,915</b>
<b>Net Operating Income (Loss)</b>	<b>-5,425</b>	<b>119</b>	<b>2,715</b>	<b>0</b>
<b>2015 Quarterly Assessment: \$158</b> <b>2015 Bank Loan Repayment: \$73</b> <b>2015 Total Assessment: \$231</b>				
	32,615 Current Equity	Estimated starting equity	27,190	
	-5,425 2014 estimated net income	2015 estimated net income	0	
	27,190 Estimated Equity	Estimated Equity	27,190	
	18,110 10% Equity goal	10% Equity goal	18,581	
	9,080 Difference	Difference	8,609	
<b>Reserve Income</b>				
Reserve Fund Income	20,695	20,695	19,524	22,000
Reserve Fund Interest	453	500	475	475
<b>Total Reserve Income</b>	<b>21,148</b>	<b>21,195</b>	<b>19,999</b>	<b>22,475</b>
<b>Reserve Expense</b>				
Iron Fence Paint	0	0	0	12,000
Pool House Stucco	0	0	7,401	0
Pool Furniture/Supplies	0	0	2,093	0
Pool Cover	3,415	3,415	0	0
Reserve - Pool	15,298	15,298	0	0
Landscape Improvements	0	0	11,010	0
<b>Total Reserve Expense</b>	<b>18,713</b>	<b>18,713</b>	<b>20,504</b>	<b>12,000</b>
<b>Net Reserve Income (Loss)</b>	<b>39,861</b>	<b>39,908</b>	<b>40,504</b>	<b>10,475</b>
	119,483 Current Balance	Estimated 2015 starting	107,503	
	6,900 Additional income	Additional income	22,000	
	160 Estimated interest	Estimated interest	475	
	-18,713 Estimated Expenses	Estimated Expenses	-12,000	
	-327 Clear Due to From	Clear Due to From	0	
	107,503 Estimated year end balance	Estimated year end balance	117,978	
	137,141 Per Study	Per Study	134,093	
	-29,638 Difference	Difference	-16,115	