

WESTCHASE COMMUNITY ASSOCIATION, INC.

PROPOSED 2015 OPERATING BUDGET

1/1/2015 THRU 12/31/2015

Acct. #	Description	2013 Actuals	2014 Budget	2014 Year-To-Date Actuals @ 06/30/14	2015 Proposed Budget
	REVENUE				
3100	Annual Assessments	\$ 1,112,960	\$ 1,120,225	\$ 559,956	\$ 1,113,212
3301	Masters Swimming Program	6,421	\$ 5,640	\$ 3,241	6,300
3302	Tri-Gals Swimming Program	1,122	\$ 1,380	\$ 236	780
3303	Competitive Swimming Program	46,101	\$ 48,110	\$ 26,576	50,566
3304	Little Flippers Swimming Program	6,295	\$ 7,056	\$ 2,586	5,400
3305	Private Swimming Lessons	7,139	\$ 7,982	\$ 17,223	23,372
3311	Youth Tennis Academy Program	43,286	\$ 59,576	\$ 27,253	47,424
3312	Adult Tennis Clinics	9,420	\$ 10,594	\$ 3,424	8,404
3313	Private Tennis Lessons	11,848	\$ 10,937	\$ 13,211	19,918
3314	Tennis Camp Programs	11,703	\$ 18,374	\$ 14,858	21,101
3315	USTA League Clinics	2,772	\$ 2,659	\$ 2,505	4,604
3317	USTA League Non-Res Fees	600	\$ 600	\$ 225	600
3320	Karate Program	-	\$ -	\$ 2,190	4,380
3353	Tennis Special Events/Sponsorship	596	\$ 1,271	\$ 1,154	731
3360	S&T Summer Camp Programs	71,920	\$ 83,000	\$ 39,106	71,600
3372	S&T Activity Room Rental	4,790	\$ 5,791	\$ 2,670	4,500
3373	S&T Pool Deck Reservations	1,000	\$ 400	\$ 550	1,033
	OTHER REVENUE:				
3400	Interest - Operating	4,072	\$ 3,539	\$ 2,583	4,437
3450	Interest - Reserve	3,033	\$ 2,719	\$ 1,719	3,168
3500	Late Fees	27,172	\$ 14,750	\$ 17,590	13,675
3550	Capital Contribution	95,600	\$ 57,960	\$ 37,294	57,600
3700	Violation/Fines	32,750	\$ 24,000	\$ 11,175	24,000
3750	Variance Committee	150	\$ 200	\$ -	150
3850	WCA Events/Celebrations	-	\$ -	\$ -	-
3900	Other-Miscellaneous	3,263	\$ 100	\$ 964	100
3902	Vending Machine Income	1,642	\$ 5,034	\$ 787	2,074
3910	Legal Recovery	350	\$ -	\$ 942	-
	Total Revenue:	\$ 1,506,005	\$ 1,491,896	\$ 790,018	\$ 1,489,128
	EXPENSES				
	ADMINISTRATIVE				
4006	Management/Accounting Fees	\$ 261,216	\$ 266,496	\$ 133,248	\$ 266,496
4013	Postage & Reproduction Expenses	20,723	\$ 23,279	\$ 23,888	28,027
4014	Office Supplies/Expenses	5,240	\$ 10,200	\$ 3,358	10,200
4016	Office Equipment Repairs	710	\$ 1,062	\$ 3,070	2,520
4017	Office Equipment	10,330	\$ 9,569	\$ 5,185	7,569
4018	Annual Board Training	0	\$ 1,000	\$ -	1,000
4019	On-Site Office Building Expenses	2,620	\$ 3,276	\$ 1,057	3,788
4020	On-Site Telephone/Fax/Internet	2,859	\$ 3,144	\$ 2,315	3,144
4024	Self-Help Expenses	1,234	\$ 2,390	\$ 41	2,390
4027	Governing Documents	633	\$ 3,280	\$ 740	750
4028	Website Costs	1,013	\$ 1,480	\$ 462	3,248

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Acct. #	Description	2013 Actuals	2014 Budget	2014 Year-To-Date Actuals @ 06/30/14	2015 Proposed Budget
4030	WCA Events & Celebrations	5,274	\$ 7,250	\$ 3,293	7,250
4035	Garage Sale Expenses	2,288	\$ 2,800	\$ 1,093	2,800
4041	Other Committees	0	\$ -	\$ 181	500
4043	Welcome Committee	4,127	\$ 7,200	\$ -	5,400
4044	Voting Members	4,478	\$ 3,250	\$ 914	3,250
4050	Annual Corporate Report Fee	0	\$ 62	\$ 62	62
4052	Licenses & Permits	850	\$ 1,100	\$ 850	1,100
4054	Association Membership	170	\$ 70	\$ 90	100
4056	Bad Debt (Assessment & Fines)	16,591	\$ 62,000	\$ 36,949	62,000
4065	Professional Fees - Other	12,805	\$ 4,730	\$ 4,805	4,325
4074	Professional Fees - Audit	6,000	\$ 6,000	\$ 6,000	6,500
4075	Legal Expenses-Assessments	6,800	\$ 10,000	\$ 7,854	12,500
4076	Professional Fees - Legal-General	28,320	\$ 35,974	\$ 60,766	49,230
4077	Professional Fees-Legal/Violations	2,175	\$ 7,200	\$ 2,721	7,200
	Total Administrative	\$ 396,456	\$ 472,812	\$ 298,942	\$491,349
	INSURANCE				
4090	Insurance- General Liability	\$ 35,176	\$ 40,137	\$ 17,776	\$ 39,217
4091	Insurance-Property	\$ 8,418	\$ 10,619	\$ 4,655	\$ 13,690
4092	Insurance-Umbrella	\$ 12,921	\$ 15,148	\$ 6,871	\$ 15,914
4093	Insurance-D&O	\$ 8,110	\$ 9,631	\$ 4,415	\$ 9,707
4094	Insurance-Crime	\$ 706	\$ 727	\$ 370	\$ 813
4095	Insurance-W/C	\$ 385	\$ 403	\$ 207	\$ 470
4096	Insurance-Accident & Health	\$ 522	\$ 500	\$ 285	\$ 655
	Total Insurance	\$ 66,238	\$ 77,164	\$ 34,579	\$ 80,466
	S&T CENTER FACILITIES				
4160	Payroll - S&T	\$ 274,799	\$ 332,540	\$ 134,550	\$320,035
4201	Supplies - S&T	11,312	\$ 14,329	\$ 5,889	11,089
4202	Vending Machine Supplies	1,505	\$ 3,900	\$ 810	1,563
4202.1	Vending Sales Taxes	0	\$ 366	\$ -	0
4203	Staff Development/Background Cks	503	\$ 1,440	\$ 306	960
4216	Telephone/Fax/Internet - S&T	11,680	\$ 7,116	\$ 2,935	6,534
4217	Janitorial Contract	0	\$ -	\$ -	1,800
5000	Equipment - S&T	907	\$ 6,925	\$ 870	13,825
5001	Repairs & Maintenance - S&T	11,041	\$ 16,929	\$ 21,468	8,685
5005	Electrical & Lighting Repairs	2,766	\$ 5,720	\$ 4,365	4,754
5206	Pest Control - S&T	538	\$ 676	\$ 272	698
5210	Signage	125	\$ 500	\$ 26	500
5211	Pool Supplies	41,699	\$ 57,520	\$ 14,430	50,960
5212	Pool Equipment/Maintenance	3,387	\$ 5,724	\$ 2,395	13,655
5213	Tennis Court Maintenance	369	\$ 1,500	\$ 169	3,000
5215	Tennis Equipment Expense	1,007	\$ 2,075	\$ -	2,075
5220	Grounds/Maintenance - S&T	11,184	\$ 12,300	\$ 1,800	10,300
5221	Capital Improvements	34,564	\$ 25,000	\$ -	31,342
	Total S&T Facilities	\$ 407,386	\$ 494,559	\$ 190,285	\$ 481,775
	S&T PROGRAMS				

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6015	S&T Programs Supplies/Expenses	6189	\$ 3,537	\$ 4,551	\$ 5,350
6018	Tennis Special Events	\$ 1,115	\$ 943	\$ 107	585
6021	Summer Camp Program	60,168	\$ 70,164	\$ 13,275	67,259
6025	Masters Swimming Program	4,760	\$ 5,001	\$ 2,293	5,359
6026	Tri-Gals Swimming Program	-	\$ -	\$ -	-
6027	Competitive Swimming Program	31,045	\$ 38,183	\$ 19,697	39,247
6029	Private Swimming Lessons	7,819	\$ 6,369	\$ 11,207	18,836
6035	Youth Tennis Academy Program	34,258	\$ 48,796	\$ 21,708	38,445
6036	Adult Tennis Clinics	8,806	\$ 8,476	\$ 2,079	6,927
6037	Private Tennis Lessons	11,605	\$ 9,010	\$ 11,785	16,172
6038	Tennis Camps Program	12,649	\$ 15,251	\$ 9,611	16,911
6039	USTA League Clinics	1,514	\$ 1,883	\$ 2,157	3,574
6041	Tennis Socials Program	643	\$ 550	\$ -	550
6050	Karate Program	-	\$ -	\$ 1,839	3,698
	Total S&T Programs	\$ 180,571	\$ 208,164	\$ 100,309	\$ 222,913
	<u>S&T CENTER UTILITIES</u>				
7001	Electricity	\$ 48,428	\$ 57,134	\$ 22,873	\$ 52,362
7005	Natural Gas	1,103	\$ 1,010	\$ 811	1,434
7012	Water & Sewer	16,469	\$ 17,735	\$ 7,965	17,782
7018	Trash Removal	7,784	\$ 8,910	\$ 3,962	8,760
	Total Utilities	\$ 73,784	\$ 84,789	\$ 35,611	\$ 80,338
	<u>FUTURE IMPROVEMENTS</u>				
8200	Future Capital Improvements	\$ -	\$ -	\$ -	\$ 7,500
8201	Contingency Fund	\$ -	\$ -	\$ -	\$ -
	Total Improvements	\$ -	\$ -	\$ -	\$ 7,500
	TOTAL OPERATING EXPENSES	\$ 1,124,435	\$ 1,311,970	\$ 659,726	\$ 1,364,340
	<u>RESERVES</u>				
9100	S&T Center Reserves	\$ 144,678	\$ 151,690	\$ 75,846	\$ 121,620
9160	Interest - Reserves	3,018	\$ 2,719	\$ 1,719	3,168
	TOTAL RESERVES	\$ 147,696	\$ 154,409	\$ 77,565	\$ 124,788
	TOTAL EXPENDITURES	\$ 1,272,131	\$ 1,459,192	\$ 737,291	\$ 1,489,128
	Annual Assessment Fees:		\$322		\$320

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
9	REVENUE						
10							
11		Total Expenses		\$ 1,489,128			
12	3301	Masters Swimming Program		6,300			
13	3302	Tri-Gals Swimming Program		780			
14	3303	Competitive Swimming Program		50,566			
15	3304	Little Flippers Swimming Program		5,400			
16	3305	Private Swimming Lessons		23,372			
17		Group Swimming Lessons		-			
18		Infant Swim Lessons Lessons		-			
22	3311	Youth Tennis Academy Program		47,424			
23	3312	Adult Tennis Clinics		8,404			
24	3313	Private Tennis Lessons		19,918			
25	3314	Tennis Camp		21,101			
26	3315	USTA League Clinic		4,604			
27	3317	USTA League-Non-Res Fee		600			
28	3320	Karate Program		4,380			
29	3353	Tennis Special Events		731			
30	3360	S&T Summer Camp Programs		71,600			
31	3372	Activity Room Rental Fees		4,500			
32	3373	Pool Deck Reservation Fees		1,033			
33	3400	Interest Operating		4,437			
34	3450	Interest Reserve		3,168			
35	3500	Late Fees		13,675			
36	3550	Capital Contribution Fees		57,600			
37	3700	Violation/Fines Revenue		24,000			
38	3750	Variance Committee Fees		150			
39	3850	WCA Events/Celebrations		-			
40	3900	Other-Miscellaneous		100			
41	3902	Vending machine Incoem		2,074			
42	3910	Legal Recovery		-			
43				\$ 1,113,212	92,768		\$ 1,113,212
44							
45							

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8	Description				Monthly		Annually
46							
47	REVENUE SUMMARY						
48							
49							
50	Masters Swimming Program (3301)						
51	The Master Swimming Program includes (3) two hour sessions a week.						
52	Projected estimate based on 18 month avg with 18 participants per month (9				Res		\$ 5,400
53	residents; 10 non-residents) Res = \$25/Nonres = \$37.50				Non-Res		\$ 900
54	2015 Estimate*				\$ 525.00		\$ 6,300
55							
56	Tri-Gals Swimming Program (3302)						
57	Tri-Gals Swimming Program includes (2) one hour sessions a week.						
58	Projected estimate based on 2 participants per month (2 non-residents)						
59	Res = \$25/Nonres = \$37.50				Res		\$ 600
60					Non-Res		\$ 180
61	2015 Estimate*				\$ 65.00		\$ 780
62							
63	Competitive Swimming Program (3303)						
64	Competitive Swimming Program includes up to (7) one hour sessions a week.				Summer swim		\$ 1,750
65	Resident rates are \$55/month for Novice and \$65/month for Age Group sessions.				Res		\$ 41,040
66	Projected estimate based on avg 57 participants (21 residents; 36 non-residents).				Non-Res		\$ 7,776
67	Additionally there is a summer swim program for \$250/pp for entier summer - avg 7 participants.						
68	2015 Estimate*				\$ 4,213.83		\$ 50,566
69							
70	Little Flippers (aka TBAY Jr) Swimming Program (3304)						
71	Little Flippers Swimming Program includes (4) forty-five minute sessions a						
72	week. Resident rates are \$60/month and non-resident rates are \$78/month.						
73	Projected estimate based on avg 6 participants per month (1 residents; 5				Res		\$ 4,320
74	non-residents). Program nows runs year round vs. prior year 6 months. Two				Non-Res		\$ 1,080
75	free spots offered in lottery draw						
76	2015 Estimate*				\$ 450.00		\$ 5,400
77							
78	Private Swimming Lessons (3305)						
79	Private Swimming Lessons are offered at the facilities with resident rates at						
80	\$75/session and non-resident rates are \$98/session. Budget based on 4 month avg				Res		\$ 20,537
81	Mar - June2014 - only seasonal for 6 months during summer				Non Res		\$ 2,835
82	2015 Estimate*				\$ 1,947.63		\$ 23,372
83							

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8	Description				Monthly		Annually
106							
107	Youth Tennis Academy Program (3311)						
108	Youth Tennis Academy Program is an after-school tennis program held						
109	during the school year. Projected estimate based on 18 month average on						
110	revenue from 2013 and YTD 2014/June. (Resident fees & non-res fees vary						
111	based on program class)						
112	2015 Estimate*				\$ 3,952.00		\$ 47,424
113							
114	Adult Tennis Clinics (3312)						
115	Adult Tennis Clinics are taught twice a week. Projected estimate based on						
116	18 month average on revenue from 2013 and YTD 2014/June. (Resident						
117	fees & non-res fees vary based on program class).						
118					Res \$ 7,552		
119					Non-Res \$ 852		
120	2015 Estimate*				\$ 700.33		\$ 8,404
121							

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8	Description				Monthly		Annually
122	Private Tennis Lessons (3313)						
123	Private Tennis Lessons are taught by the Tennis Directors with rates varying						
124	depending on the number of sessions and whether the lesson is private or semi-						
125	private. Projected estimate based on 18 month average on revenue from 2013 and				Res		\$ 17,632
126	YTD 2014/June.				Non-Res		\$ 2,286
127	2015 Estimate*				\$ 1,659.83		\$ 19,918
128							
129	Tennis Camp Program (3314)						
130	Tennis Camp Program is held during the summer, Thanksgiving, Christmas and						
131	New Year's holidays. Projected estimate is based on revenue for 2013 and YTD						
132	2014/June.				Res		\$ 18,437
133					Non-Res		\$ 2,664
134							
135	2015 Estimate*				\$ 1,758.44		\$ 21,101
136							
137	USTA League Clinics (3315)						
138	USTA League Clinics are held periodically throughout the year. Projected				Res		\$ 3,897
139	estimate based on 18 mth average for 2013 and YTD 2014/June				Non-Res		\$ 707
140							
141	2015 Estimate*				\$ 383.67		\$ 4,604
142							
143	USTA League Non-Res Fees(3317)						
144	The USTA League non-resident fee is a flat \$25 fee for all non-residents on						
145	one of our WCA USTA Leagues. Fees are charged on a tennis league						
146	season basis. Projected estimate is based on 4 NR per team/3 teams - 2x				\$ 50.00		\$ 600
147	per year						
148	2015 Estimate*						
149							
150	Karate Program (3320)				Res		\$ 4,032
151	Karate Program is taught by a professional karate instructor .				Non-Res		\$ 348
152	Classes are 3 days a week - monthly fees \$60 resident/						
153	non-res fees are \$78/month. Projected estimate based on 6 month avg				\$ 365.00		\$ 4,380
154	2015 Estimate*						
155							
156	Tennis Special Events (3353)						
157	Tennis Special Events includes tournaments for both adults and juniors and						
158	are organized and facilitated by the Tennis Pros. Any associated costs, such				Res		\$ 709
159	as trophy purchases, are paid from the Pros commissions. Projected				Non-Res		\$ 21
160	estimate based on revenue for 2013 and YTD 2014/June						
161							
162	2015 Estimate*				\$ 60.89		\$ 731
163							
164	S&T Summer Camp Income (3360)				field trips		\$ 7,000
165	Projected estimate based on participant attendance for 2014 Year To Date. Summer						
	camp runs for avg 10 weeks at a cost of \$150 per week resident; \$196 non resident.						
	Average 40 participants for 10 weeks; 30 residents and 10 non-residents). Field trips				res		\$ 60,000

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8	Description				Monthly		Annually
	are \$20 per attendee with avg of 35 attendees						
166					non-res		\$ 4,600
167	2015 Estimate*				\$ 5,966.67		\$ 71,600
168							

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8	Description				Monthly	Annually	
169							
170	Activity Room Rental Fee (3372)						
171	Projected estimate of revenue for the rental of the community activity room						
172	to residents at \$40/hour . Projected income based on 18 month avg revenue						
173	for 2013 and 2014 YTD/June						
174							
175	2015 Estimate*				\$ 375.00	\$ 4,500	
176							
177	Pool Deck Reservation Fee (3373)						
178	Projected estimate of revenue for the reservation of the covered pool deck						
179	areas for parties at a fixed cost of \$50 for a two hour period). Project income						
180	based on 18 month avg 2013 thru June 2014						
181							
182	2015 Estimate*				\$ 86.11	\$ 1,033	
183							
184	Interest Income -Operating (3400)						
185	Projected estimate of revenue from the interest earned in the operating						
186	account. Projected revenue based upon current interest yields 18 month avg						
187	2013 and YTD June 2014						
188	2015 Estimate*				\$ 369.72	\$ 4,437	
189							
190	Interest Income - Reserves (3450)						
191	Projected estimate of revenue from the interest earned in the reserve						
192	account. Projected revenue based upon current interest yields 18 month avg						
193	2013 and YTD June 2014						
194	2015 Estimate*				\$ 264.00	\$ 3,168	
195							
196	Late Fees/Delinq Interest Revenue (3500)						
197	Projected estimate of revenue from late fees and interest on unpaid						
198	assessments based on estimate 547 owner delinquent as of 2/15/14 for						
199	current yr assessments only						
199	2015 Estimate*				\$ 1,139.58	\$ 13,675	
200							
201	Capital Contribution (3550)						
202	Projected estimate for revenue from the \$320 capital contribution from new						
203	purchases within Westchase. Projected revenue based on the average of 15						
204	closings a month. 2014 Actuals higher than normal due to bank foreclosure resales						
205	and short sales. (Board motion made 9/6/12 to set capital contribution to the amount						
205	of the assessment)						
206	2015 Estimate*				\$ 4,800.00	\$ 57,600	

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207							
208	Violation/Fine Revenue (3700)						
209	Projected estimate reflects potential revenue from fines imposed for covenant violations.						
210	Projected revenue based on 2014 fines levied. Fines being levied are a flat \$1,000 per						
211	violation unless amended by Covenants Committee. Line item is offset by #4056 Bad debt for						
212	those fines that are deemed uncollectable. - Average 2 fines per month.						
213	2015 Estimate*				\$ 2,000.00	\$ 24,000	
214							
215	Variance Committee Income (3750)						
216	Projected estimate pf revenue for variance applications submitted to the						
217	committee. Variance application fees are \$150						
218	2015 Estimate*				\$ 12.50	\$ 150	
219							
220	WCA GALA / Events & Celebrations (3850)						
221	Projected estimate of revenue for the WCA Events & Celebrations for 2014						
222	based on projected sponsorships and ticket sales . This line item is to help						
223	offset expenses in line item #4030.						
224	2015 Estimate*				\$ -	\$ -	
225							
226	Other - Miscellaneous Income (3900)						
227	Projected estimate includes revenue from miscellaneous sources. Basic auditing						
228	recommendations is to NOT budget for this item since it is a "miscellaneous" item that can not						
229	be anticipated appropriately. Minimum amount budgeted is \$100						
230	2015 Estimate*				\$ 8.33	\$ 100	
231							
232	Vending Machine Net Income (3902)						
233	Projected estimate of total revenue for vending machine sales - based on YTD						
234	actuals 2014 June. - two machines - one at each pool facility. Income is to offset						
235	supplies with net profits to the WCA after taxes are paid.						
236	2015 Estimate*				\$ 172.83	\$ 2,074	
237							
238	Legal Recovery (3910)						
239	Line item originally for projected estimate for unpaid legal fees recovered by						
240	legal counsel . Based upon current contract with Shumaker, Loop &						
241	Kendrick, legal fees are incurred on a contingency basis so the association is						
242	generally not paying legal costs.						
244	2015 Estimate*				\$ -	\$ -	
245							

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246	EXPENSE SUMMARY						
247							
248	ADMINISTRATIVE						
249							
250	Management Fees/Accounting (4006)						
251	Provider: Greenacre Properties, Inc. (GPI)						
252	The Greenacre Properties Management Contract is a five year contract expiring 12/31/2018 with one increase 1/2014 and the next in 1/2017 . One Senior Manager and one Junior Manager are provided on-site. An additional licensed manager ensures the inspections of the community 3 days per week including two inspection per month after nightfall.						
253							
254							
255							
256							
257							
258							
259	2015 Estimate*				\$ 22,208.00		\$ 266,496

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260							
261	Postage & Reproduction Costs (4013)						
262							
264							
265	Estimate includes projected costs for mailing of election materials, VM annual meetings, violation & welcome letters;						
266	also reproduction costs for off-site printing services.						
267		Annual Mailouts: Annual VM Proxy Mailout Postage (1670) ; Assessment Coupon (@\$1.50 each \$5217) & Budget Printing & Combined Mailouts (6,000); Late Notices (450)		\$ 13,337.00			
268		Proxy Notices for CCR Amendments (postage @ .48 per unitx2 for mailout and return postage) ; printing,folding, inserting & envelopes \$1,540)		\$ -			
269		WCA Postage		\$ 13,390.00			
270		GPI-postage/copies		\$ 1,300.00			
271							
272		TOTAL:		\$ 28,027.00			
273	2015 Estimate*				\$ 2,335.58		\$ 28,027
274							
275	Office Supplies/Expenses (4014)						
276	Estimate includes projected costs for office supplies, 4nvelopes, folders,etc. Estimate based upon 2013 & 2013 actuals						
277							
278							
280		Office Supplies (WCA + GPI)		\$ 4,000.00			
281		Staff Shirts		\$ 500.00			
282		Year End Staff Gifts		\$ 3,000.00			
283		Delivery Service		\$ 1,200.00			
284		Misc supplies/expenses		\$ 1,000.00			
285		Banners/Signs		\$ 500.00			
286				\$ 10,200.00			
287	2015 Estimate*				\$ 850.00		\$ 10,200
288							
289	Office Equipment Maintenance & Repair (4016)						
290	Estimated costs for repair and maintenance of computer, internet access and alarm system.						
291	Estimate based on 2013 and 2014 YTD actuals						
292							
293							
294							
295	2015 Estimate*				\$ 210.00		\$ 2,520
296							

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3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
297	Office Equipment (4017)						
298							
299	Estimate includes leasing and service contracts for						
300	office equipment to include cost for on-site copies.						
301		Postage Machine Supplies		\$ 300.00			
302		Dex - Mtly Copier Lease @ \$363/mth		\$ 4,356.00			
303		Copier Lease Annual Property Tax		\$ 245.00			
304		Dex Imaging-average \$185/mo for copies.		\$ 2,220.00			
305		F&P Mailing Solutions-rental postal meter		\$ 448.00			
306				\$ 7,569.00			
307	2015 Estimate*				\$ 630.75		\$ 7,569
308							
309	Annual Board of Directors Training (4018)						
310	Estimate includes cost for instructor, manuals and						
311	meal to conduct an annual evening training session						
312	for the Board of Directors in October.						
313		Approx. \$25/person for 10		\$ 250.00			
314		Food for 10 approx. \$200.00		\$ 100.00			
315		Printing		\$ 400.00			
316		CAI Materials		\$ 250.00			
317	2015 Estimate*			\$ 1,000.00	\$ 83.33		\$ 1,000
318							
319	On-Site Office Building Expenses (4019)						
320	Projected costs to operate/maintain office building.						
321		ADT -Security Alarm Agreement-\$135/qtr.		\$ 540.00			
322		Extermination Contract-\$80/qtr		\$ 320.00			
323		Alarm System - false alarms		\$ 200.00			
324		Annual Maintenance/Inspection for A/C		\$ 150.00			
325		Annual Fire Extinguisher Inspection		\$ 25.00			
326		Zephyrhills water/supplies avg \$60/qtr		\$ 240.00			
327		Shredding quarterly @ \$64/month		\$ 768.00			
328		Hillsborough Fire Marshall Inspection		\$ 295.00			
329		Misc Building repairs/expense		\$ 1,250.00			
330		Total		\$ 3,788.00			
331							
332	2015 Estimate*				\$ 315.67		\$ 3,788
333							
334	On-Site Telephone/Fax/Internet (4020)						
335	Provider: Brighthouse						
336	Estimate includes monthly internet service, telephone and						
337	fax line bundled through Brighthouse based upon lowered						
338	rate of \$238/mo in 2014 with potential 10% increase.						
339							
340	2015 Estimate*				\$ 262.00		\$ 3,144

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7							
8	Description				Monthly		Annually
341							
342	Self-Help-Violations (4024)						
343	Estimated expense to provide lawn maintenance for						
344	abandoned or foreclosed homes. Projecting 3 homes at any						
345	given month to be in self help@\$35/mow. One mow a						
346	month in winter --- two in summer months. An additional						
347	\$500 set aside for trimming back excessive overgrowth of						
348	shrubs.						
349	2015 Estimate*				\$ 199.17		\$ 2,390
350							
351	Governing Documents (4027)						
352	Estimate also includes projected costs for recording						
353	Amendment to the CCR's & By-Laws (if applicable).						
354	Additional CD copies of the association documents						
355	will be available at the office at a cost of \$25 each.						
358		Estimated recording fees for amendments (\$500)		\$ -			
359		250 CDs for Welcome Packets @ \$3/ea		\$ 750.00			
360		10 copies/binding of amended Guidelines (\$115ea.)		\$ -			
361		40 copies/binding of CCR's @ \$22/copy		\$ -			
362		Total		<u>\$ 750.00</u>			
363	2015 Estimate*				\$ 62.50		\$ 750
364							
365	Website Costs (4028)						
366	Estimate of projected website expenses based on						
367		Monthly gateway fee @\$44/mth		\$ 528.00			
368		Email Communications Fee		\$ 720.00			
369		Email Hosting (GoDaddy)		\$ 850.00			
370		Annual Web Hosting Fee		\$ 150.00			
371		Website Remote Support		\$ 1,000.00			
372	2015 Estimate*			<u>\$ 3,248.00</u>	\$ 270.67		\$ 3,248
373							
374	WCA Gala Night (4029)						
375	Projected expense for annual Westchase Gala to						
376	foster community involvement.						
377							
378	2015 Estimate*				\$ -		\$ -
379							

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8	Description				Monthly		Annually
380	WCA Events & Celebrations (4030)						
381	Projected expense for movies & concerts in the park						
382	to foster community involvement. Based on 2014						
383	actual costs and proposed new activities.						
384		Movies:Jan-Mar; Oct-Dec @ \$300/movie		\$ 1,800.00			
385		Movie Projector rental @ \$500 per showing		\$ 3,000.00			
386		Landscape pet waste removal (@ \$75ea.		\$ 450.00			
387		Concerts - one per year @ \$850		\$ 850.00			
388		Other Social Activities (i.e. pool parties)		\$ 500.00			
389		Banners - only for new events		\$ 150.00			
390		Popcorn & supplies		\$ 500.00			
391		Total		\$ 7,250.00			
392	2015 Estimate*				\$ 604.17		\$ 7,250
393							
394	Garage Sale Expenses (4035)						
395	Estimate includes projected costs for advertising 2						
396	community wide garage sales a year occurring the first						
397	Saturday in May and October.			\$ 400.00			
398	Patrols budgeted for 2015 will be 5 off-duty sheriffs to patrol			\$ 2,400.00			
399	for 6 hours twice a year at approximately \$40/hour .			\$ -			
400				\$ -			
402		Total		\$ 2,800.00			
403	2015 Estimate*				\$ 233.33		\$ 2,800
404							
405	Other Committees (4041)						
406	Estimated						
407							
408	2015 Estimate*				\$ 41.67		\$ 500
409							
410	Welcome Committee (4043)						
411	Estimate includes the cost to purchase items and						
412	provide welcome bags for all new residents. Based						
413	on the average of 15 closings a month at the cost of						
414	\$30 per a bag for a cost of \$450month.						
415	2015 Estimate*				\$ 450.00		\$ 5,400
416							

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8	Description				Monthly		Annually
417	Voting Members (4044)						
418	Estimate includes projected costs for printing of the proxy						
419	cards and additional information associated with the Annual						
420	Neighborhood Voting Members Meeting (\$2700) {postage						
421	for the proxy mailouts are in #4013). Also included are two						
422	hours of legal counsel for the annual Voting Members						
423	Training (\$550).						
424							
425	2015 Estimate*				\$ 270.83		\$ 3,250
426							
427							
428	Annual Corporate Report Fee (4050)						
429	Estimate includes the cost to the State of Florida for the						
430	Annual Corporate Report.						
431	2015 Estimate*				\$ 5.17		\$ 62
432							
433	Licenses & Permits (4052)						
434	Estimate includes the cost for annual Fire Marshall						
435	Inspections and pool permits for both Swim & Tennis						
436	Centers .						
437		Plan & review fees for 2 new marquis		\$ -			
438		Fire Marshall Inspections		\$ 250.00			
439		2 large pool permits @ \$275 each		\$ 550.00			
440		2 baby pool permits @ \$150 each		\$ 300.00			
441		Total		\$ 1,100.00			
442	2015 Estimate*				\$ 91.67		\$ 1,100
443							
444	Association Membership (4054)						
445	Estimate includes the cost for annual membership						
446	fee to Sams Club for Association.				\$ 8.33		\$ 100
447							
448	2015 Estimate*						
449							
450	Bad Debt (4056)						
451	Estimate includes current delinquent assessments AND fines for projected						
452	loss revenue due to uncollected assessments/fines from foreclosures and						
453	bankruptcies.						
454							
455	2015 Estimate*				\$ 5,166.67		\$ 62,000
456							

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8	Description				Monthly		Annually
457	Professional Fees - Other (4065)						
458	Estimate includes projected costs for all professional						
459	fees other than legal and audit fees. Architect fees						
460	based on average of 2013 and 2014 Year To Date						
461	actuals. Landscape architect based on estimate of 2						
462	Florida Friendly applications submitted at \$50 each.						
463							
464	Reserve Study Annual Update			\$ 950.00			
465	Architect fees for Modification (2/mth) & Variance Apps.			\$ 3,375.00			
466				\$ -			
467		TOTAL		\$ 4,325.00			
468	2015 Estimate*				\$ 360.42		\$ 4,325
469							
470	Professional Fees - Audit (4074)						
471	Provider: Bashor & Legendre						
472	Anticipated Contracted cost						
473							
474							
475	2015 Estimate*				\$ 541.67		\$ 6,500
476							
477	Legal Expenses: Assessments (4075)						
478	Provider: Shumaker, Loop & Kendrick						
479	This estimate is based on the contingency agreement						
480	with legal counsel to pay only unrecoverable costs and						
481	mortgage foreclosure monitoring. The figure was						
482	derived at by allocating \$7500 (avg 15 homes) for						
483	monitoring and \$5000 in additional fees to monitor						
484	bankruptcies						
485							
487	2015 Estimate*				\$ 1,041.67		\$ 12,500
488							
489	Professional Fees - Legal-General (4076)						
490	Provider: Shumaker, Loop & Kendrick						
491	Projected estimate provided by accounting includes all legal						
492	fees and costs associated with general legal representation						
493	on all issues for the Board of Directors including committee						
494	issues, and any other legal issues presented by the Board						
495	of Directors. 18 month avg.of 2013-6/2014 (excluding doc						
496	amendments). Includes an increase of attorney rates based						
497	on agreement renewal.						
498	2015 Estimate*				\$ 4,102.52		\$ 49,230

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4	2015 Draft Operating Budget Worksheets						
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8	Description				Monthly		Annually
499							
500	Professional Fees - Legal -Violations & Fines (4077)						
501	Provider: Shumaker, Loop & Kendrick						
502	Estimate includes all legal fees associated with						
503	enforcement of violations based on estimate of two unpaid						
504	fines levied per month (\$175 cost per notice - per						
504	agreement renewal).Additional \$3000 legal costs for						
504	enforcement of uncorrected violations.						
505	2015 Estimate*				\$ 600.00		\$ 7,200
506							
507							
508	Property & Liability Insurance						
509	Provider: Lanier Upshaw						
510	Estimate includes costs for property, liability, D&O and						
511	umbrella liability for the Association. Anticipated						
512	increases to policies is 12%. Rates below do not						
513	reflect the cost for camp insurance --- these numbers						
514	included in GL#6021						
515	code#	Type	Expiration Date	Current Premium			
516	4090	Liability	20-Mar-15	\$ 39,217	(excludes \$5860 for camp program)		
517	4091	Property	20-Mar-15	\$ 13,690	incl \$1000 for cabana bldg		
518	4092	Umbrella Liability	20-Mar-15	\$ 15,914	(excludes \$2378 for camp program)		
519	4093	D & O	20-Mar-15	\$ 9,707			
520	4094	Crime	20-Mar-15	\$ 813			
521	4095	Workers Comp.	20-Mar-15	\$ 470			
522	4096	Accident/Health	20-Mar-15	\$ 655			
523							
524		TOTAL:		\$ 80,466			
525	2015 Estimate*				\$ 6,705.49		\$ 80,466
526							
527	SWIM & TENNIS CENTER - FACILITIES						
528							
529	Payroll - S&T Staff (4160)						
530	Estimate for staffing costs for the S&T Centers to						
531	include the pools and tennis courts based on payroll						
532	hours for the last 12 months.						
533	Management and Pro salaries			\$ 87,310.00			
534	TOTAL:			\$ 87,310.00			
535	Taxes, Administration, Payroll @14.65%			\$ 12,790.92			
536	TOTAL:			\$ 100,100.92			

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4	2015 Draft Operating Budget Worksheets						
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7							
8	Description				Monthly		Annually
537	Lifeguard Staff (Countryway)						
538	Total Hours - 10,192 hours @\$10 hour			\$ 101,920.00	(4 LGs - 7hrs per day-7days/week)		
539	Lifeguard Staff (Village).....						
540	Total Mid Nov-Feb weekends only hours - avg 630 hours@\$10/hr			\$ 6,300	(3LGs-7hrs/day-15 weekends[30 days])		
541	Total Mar-mid Nov Hours - 7140 @ \$10 hour			\$ 71,400.00	(4LGs-7hrs/day-8.5 months [258days])		
542	TOTAL:			\$ 179,620.00			
543	Taxes, Administration, Payroll @14.65%			\$ 26,314.33			
544	TOTAL:			\$ 205,934.33			
545	Additional Benefits			\$ 9,000.00			
546	Year End Staff Gifts			\$ 5,000.00			
547	TOTAL S&T STAFF:			\$ 320,035.25			
548	2015 Estimate*				\$ 26,669.60		\$ 320,035
549							
550	Supplies - S&T (4201)						
551	Estimate includes projected costs of all maintenance,						
552	janitorial and office supplies for both facilities based						
553	on 18 month avg of Jan 2013 thru June 2014. Addtl cost of \$3,500 for staff uniforms/supplies						
554				\$ 11,089			
555	2015 Estimate*				\$ 790.00		\$ 11,089
556							
557	Vending Machine Supplies (4202)						
558	Estimate includes projected costs for vending supplies for						
559	two vending machines - one at each pool facility -which						
560	were installed and operational as of June 2013. Average						
561	2013 and 2014 purchases						
562	2015 Estimate*				\$ 130.21		\$ 1,563
563							
570							
571	Staff Development/Background Checks (4203)						
572	Estimate includes the projected costs for completing						
573	background screenings on employees for the S&T						
574	Facilities and costs to maintain certifications for the						
575	S&T Staff as well as any marketing required for						
576	recruiting staff.						
577	Staff Recognition/Meetings			\$ 240.00			
578	15 Drug Screenings @ \$30 each			\$ 450.00			
579	15 Background Checks at \$18 each			\$ 270.00			
580	TOTAL			\$ 960.00			
581	2015 Estimate*				\$ 80.00		\$ 960
582							

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7							
8	Description				Monthly		Annually
583	Telephone/Fax/Internet - S&T (4216)						
584	Provider: Verizon						
585	Projected estimate includes the average monthly cost						
586	of the telephone, fax line and internet service plus						
587	12% increase. Cost includes FIOS						
588		855-0662	Phone/Fax @ \$265/mth	\$	3,180.00		
589		920-5540	Phone/Fax @ \$140/mth	\$	1,680.00		
590			10% increase	\$	486.00		
591			Rapid Systems Internet @ \$99.mth	\$	1,188.00		
592			TOTAL:	\$	6,534.00		
593	2015 Estimate*				\$ 544.50		\$ 6,534
594							
595	Janitorial Contract (4217)						
596	Provider: in-house staff						
597	Janitorial services were taken in-house in early 2012 and is						
598	being maintained by current staff						
599	2015 Estimate*				\$ 150.00		\$ 1,800
600							
601	Equipment - S&T (5000)						
602	Estimate includes projected cost for equipment for the						
603	S&T Center office, activity room, hand scanner, rest						
604	rooms, etc. based on an 18 month average.						
605			Extinguisher Inspection/Maintenance	\$	325.00		
606			2 AED units (one per pool)	\$	4,600.00		
607			Computer Replacement (4 @ CW)	\$	3,000.00		
608			IT Setup of 4 Laptops @ CW	\$	1,000.00		
609			Palm Scanner Software User Upgrade	\$	3,400.00		
610			Miscellaneous Exp's	\$	1,500.00		
611	2015 Estimate*				\$ 1,152.08		\$ 13,825
612							
613	Repairs & Maintenance (5001)						
614	Estimate includes costs for repairs and maintenance to the						
615	S&T facilities based on an 18 month average from Jan						
616	2013 thru June 2014						
617							
618	2015 Estimate*				\$ 1,970.00		\$ 8,685

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7							
8	Description				Monthly		Annually
619							
620	Electrical & Lighting Repairs (5005)						
621	Estimate includes projected costs for electrical and						
622	lighting repairs for the S&T centers . Based on						
623	average of 2013 and 2014 expenses						
624							
625	2015 Estimate*				\$ 396.17		\$ 4,754
626							
627	Pest Control - S&T (5206)						
628	Provider: Hughes Exterminating						
629	Estimate includes cost of monthly pest control						
630	contract with Hughes to treat both S&T facilities.						
631		Countryway @ \$69/quarter		\$ 276.00			
632		WPV @ \$67/quarter		\$ 268.00			
633		Projected increase of 10% both facilities		\$ 54.40			
634		Rat extermination-annual cost		\$ 100.00			
635		TOTAL:		\$ 698.40			
636	2015 Estimate*				\$ 58.20		\$ 698
637							
638	Signage (5210)						
639	Estimate includes projected costs for maintaining 5						
640	marquee signs, bulletin boards at the tennis courts						
641	and additional signage at both facilities.						
642							
643	2015 Estimate*				\$ 41.67		\$ 500
644							
645	Pool Supplies (5211)						
646	Annual projected estimate based on the last 18 month						
647	average for supplies and chemicals for the pools.						
648							
649		Countryway @ \$1700/month		\$ 20,400.00			
650		WPV @ \$1200/month		\$ 14,400.00			
651		Lifeguard Umbrellas		\$ 960.00			
652		Lane Ropes (6 per pool)		\$ 5,400.00			
653		2 Lifeguard Chairs		\$ 2,800.00			
654		Pool Sweep - CW pool		\$ 4,000.00			
655		Safety equip; water testing kits; backstroke flags/poles...		\$ 3,000.00			
656				\$ 50,960.00			
657	2015 Estimate*				\$ 4,246.67		\$ 50,960
658							

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8	Description				Monthly		Annually
659	Pool Equipment Maintenance & Repair (5212)						
660	Estimate includes maintenance and repair to the pool						
661	equipment such as the pool pumps, chlorinators,						
662	heating/cooling system based on an 18 month average.						
663	Additional \$5,300 to replace WPV chemical controller unit. Additional \$4,500 for pool heater coils.						
664	2015 Estimate*				\$ 1,137.89		\$ 13,655
665							
666	Tennis Court Maintenance & Repairs (5213)						
667	Estimate includes costs for court repairs due to roots						
668	tree roots - Not included in resurfacing bid						
669	2015 Estimate*				\$ 250.00		\$ 3,000
670							
671	Tennis Equipment/Supplies (5215)						
672	Annual projected costs for tennis equipment and						
673	supplies.						
674		Replacement Nets (6)		\$ 1,200.00			
675		Tennis court rollers/brooms		\$ 375.00			
676		Misc Supplies (i.e. wind screen zip ties;)		\$ 500.00			
677		Total		\$ 2,075.00			
678	2015 Estimate*				\$ 172.92		\$ 2,075
679							
680	Grounds Maintenance (5220)						
681	Provider: Scapes Environmental Group Inc.						
682	Projected estimate includes costs to provide						
683	landscaping services to include mowing, trimming,						
684	edging, fertilization, irrigation inspection and repairs						
685							
686		Landscaping Service -annual cost		\$ 1,800.00			
687		Annual Mulch Install		\$ 5,000.00			
688		Misc. Landscape at both facilities		\$ 2,000.00			
689		Office Landscape		\$ 1,000.00			
690		Minor irrigation/drainage repairs		\$ 500.00			
691		TOTAL:		\$ 10,300.00			
692	2015 Estimate*				\$ 858.33		\$ 10,300
693							

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8	Description				Monthly		Annually
694	Capital Improvements (5221)						
695	Estimate includes projected costs for non-recurring						
696	improvements to include installation, repair or						
697	replacement of the S&T Facilities and association						
698	owned property.						
699		Cabana Bldg/Court Improvements		13,342.00			
700		CW-Additional Pool Awning		12,000.00			
701		CW-Kiddie Pool Awning		6,000.00			
702							
703							
704		TOTAL:		\$ 31,342.00			
705	2015 Estimate*				\$ 2,611.83		\$ 31,342
706							
707	S&T Programs Supplies/Expenses (6015)						
708	Estimate includes projected costs for any swim/tennis						
709	program supplies and bank fees related to credit card						
710	processing by residents/non-residents for program						
710	payments.						
711		Aquatic Supplies (kick boards, pool boueys; fins; cones; ropes, etc)		\$ 1,500.00			
712		Training Equipment		\$ 1,000.00			
713		Tennis Balls/Tubes/Cones/Racquets		\$ 2,850.00			
714		Credit Card Processing Fees (Projected avg mtlly card sales of \$20,000 at avg fee rate of 2.75%)		\$ 6,600.00			
715		Credit Card Processing Fees reimbursed		\$ (6,600.00)			
716				\$ 5,350.00			
717	2015 Estimate*				\$ 445.83		\$ 5,350
718							
719	Tennis Special Events (6018)						
720	This line item is expected to be self-supporting as the						
721	estimate will be used for advance purchases of trophies, T-						
722	shirts, entrance fees, etc. to be recouped from participating						
723	members.						
724	2015 Estimate*				\$ 48.71		\$ 585
725							
726	S&T Summer Camp Program (6021)						
727	Estimate for projected costs of staffing, field trips and						
728	other expenses for the Summer Camp Program						
729	based on 2012 and 2013 Year To Date. Costs are						
730	offset by revenue for this line item.						
731		Camp Director - 10 weeks @ \$15/hour					
732		Projected @ 450 hours		\$ 6,750			
733		Assistant Camp Director - 10 weeks at \$13/hour					
734		Projected @450 hours		\$ 5,850			
735		Camp Counselors - 10 weeks @ \$9.50/hour					
736		Projected at 3000 hours		\$ 28,500			(6 counselors -10 hours per day for ten weeks = 3000 hours)
737	TOTAL WAGES:			\$ 41,100			
738	Payroll Taxes & Administration Fees @ 14.65%			6,021			

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8	Description				<u>Monthly</u>		<u>Annually</u>
739		Insurance: Liab/Umbr/Accident (incl increase))		8,238			
740		Camp Participant & Staff T-shirts		1,500			
741		Field Trips (10 weeks at \$20 per child-avg 35 children; plus 7 staff members @ \$20 each)	\$	8,400			
742		Arts & Crafts	\$	1,500			
743		Misc supplies (ice/drinks/etc)	\$	500			
744		Total:	\$	67,259			
745	2015 Estimate*				\$ 5,604.92		\$ 67,259
746							

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
747	Masters (Early Bird) Swimming Program (6025)						
748	Estimate for projected cost for Master Swim Coach for						
749	3 times a week/2 hrs per day . Costs are offset by						
750	revenue for this line item. Projected revenue for 2015						
751	is \$6,300						
752		312 hours \$15/hour		\$ 4,680.00			
753		Taxes @ 14.65%		\$ 678.60			
754		Total:		\$ 5,358.60			
755	2015 Estimate*				\$ 446.55		\$ 5,359
756							
762							
763	Competitive Swimming Program (6027)						
764	Estimate for projected costs to teach the Competative						
765	Swimming Program based on revenue for 2013 thru						
766	June 2014. Cost is offset by the revenue for this line						
767	item. Projected resident rate revenue for 2014 is						
768	\$50,566						
769							
770		Pro's Commission		\$ 34,232.00			
771		Payroll Taxes, etc. @14.65%		\$ 5,014.99			
772		Total:		\$ 39,246.99			
773	2015 Estimate*				\$ 3,270.58		\$ 39,247
774							
780							

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
781	Private Swimming Lessons (6029)						
782	Estimate for projected costs to teach Private						
783	Swimming Lessons based on projected revenue for						
784	2014 .						
785		Pro's/Instructor's commission		16,429			
786		Payroll taxes etc. @ 14.65%		2,407			
787		Total:		\$ 18,836			
788	2015 Estimate*				\$ 1,569.67		\$ 18,836
789							
816							
817	Youth Tennis Academy (6035)						
818	Estimate for projected costs based on revenue for 2013						
819	and 2014 Year To Date. Classes are offered for different						
820	age groups and the class cost varies.						
821		Pro's Commission		\$ 33,532.80			
822		Payroll Taxes, etc. @14.65%		\$ 4,912.56			
823		Total:		\$ 38,445.36			
824	2015 Estimate*				\$ 3,203.78		\$ 38,445
825							

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
826	Adult Tennis Clinics (6036)						
827	Estimate for projected costs based on average						
828	monthly revenue for 2013 and 2014 YTD/June.						
829							
830		Pro's Commission		\$ 6,041.60			
831		Payroll Taxes, etc. @14.65%		\$ 885.09			
832		Total:		\$ 6,926.69			
833	2015 Estimate*				\$ 577.22		\$ 6,927
834							
835	Private Tennis Lessons (6037)						
836	Estimate for projected costs based on average						
837	monthly revenue for 2013 and 2014 YTD/June.						
840							
841		Pro's Commission		\$ 14,105.60			
842		Payroll Taxes, etc. @14.65%		\$ 2,066.47			
843		Total:		\$ 16,172.07	\$ 1,347.67		\$ 16,172
844	2015 Estimate*						
845							
846	Tennis Camps (6038)						
847	Estimate for projected costs to teach tennis camps during						
848	the spring, summer and winter breaks based upon 2013						
849	and 2014 YTD/June revenue .						
850		Pro's Commission		\$ 14,749.87			
851		Payroll Taxes, etc. @14.65%		\$ 2,160.86			
852		Total:		\$ 16,910.72			
853	2015 Estimate*				\$ 1,409.23		\$ 16,911
854							
855							
856	USTA League Clinics (6039)						
857	Estimate for projected costs for league clinics during						
858	Fall/spring practice based on actuals for 2013-2014						
859							
860							
861		Pro's Commission		\$ 3,117.33			
862		Payroll Taxes, etc. @14.65%		\$ 456.69			
863		Total:		\$ 3,574.02			
864	2015 Estimate*				\$ 297.84		\$ 3,574
865							
866	Tennis Socials Program (6041)						
867	This program is conducted by staff and expected to						
868	be self-supporting.						
869							
870		Pro's Commission		\$ 480.00			
871		Payroll Taxes, etc. @14.65%		\$ 70.32			
872	2015 Estimate*				-		\$ 550
873							
874	Karate Program (6050)						
875	Estimated costs for karate program based on						
876	actuals effective Jan 2014 thru June 2014.						

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				<u>Monthly</u>		<u>Annually</u>
877		Instructors Commission		\$ 3,225.60			
878		Payroll Taxes, etc. @14.65%		\$ 472.55			
879	2015 Estimate*			\$ 3,698.15	308		\$ 3,698
880							
881							

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
882	UTILITIES						
883							
884	Electricity (7001)						
885	Provider: Tampa Electric						
886	Estimated cost includes electric charges for all TECO						
887	lights at both parking facilities, exterior pool facilities						
888	and management office based upon actual costs for						
889	2013 thru YTD June 2014 plus 10% increase.						
890							
891					\$ 4,363.52		\$ 52,362
892	2015 Estimate*						
893							
894	Natural Gas (7005)						
895	Provider: TECO People's Gas						
896	Estimated costs based upon actuals for 2013 thru						
897	June 2014 plus 10% increase.						
898	2015 Estimate*				\$ 119.47		\$ 1,434
899							
900	Water/Sewer (7012)						
901	Provider: BOCC Water						
902	Estimated cost includes water and sewer charges for						
903	both facilities and the management office based upon						
904	actuals from 2013 and 2014 YTD/June plus 10%						
905	increase.						
906							
907	2015 Estimate*				\$ 1,481.82		\$ 17,782
908							
909	Trash Removal (7018)						
910	Provider: Waste Management						
911	The cost for two dumpsters, one at each facility.						
912	Estimated costs based upon actuals for 2014						
913	YTD/June plus 6% increase.						
914		Waste Mgmt - Countryway @476/month		\$ 5,712.00			
915		Waste Mgmt - Village @ \$254/month		\$ 3,048.00			
916				\$ 8,760.00			
917	2015 Estimate*				\$ 730.00		\$ 8,760
918							
919	Future Capital Improvements (8200)						
920	Future Capital Improvements to be determined.						
921	(Countryway Storage Room Major Repair)						
922	2015 Estimate*				\$ 625.00		\$ 7,500
923							

	A	B	C	D	E	F	G
3	WESTCHASE COMMUNITY ASSOCIATION, INC.						
4	2015 Draft Operating Budget Worksheets						
5	* denotes rounding to whole number						
6							
7							
8	Description				Monthly		Annually
931							
932	Contingency Fund (8201)						
933	Amount allocated for unbudgeted expenses that are						
934	not funded in reserves.						
935	2015 Estimate*				\$ -		\$ -
936							
937	TOTAL OPERATING EXPENSES				\$ 114,761.33		\$ 1,364,340
938							
939	TOTAL RESERVES				\$ 10,134.99		\$ 121,620
940							
941	TOTAL EXPENDITURES				\$ 124,896		\$ 1,485,960
942							
943							
944							

WESTCHASE COMMUNITY ASSOCIATION, INC.
RESERVE ANALYSIS (per Armstrong Consulting)
JANUARY 1, 2015 - DECEMBER 31, 2015

ASSET	EST. LIFE YEARS	LAST YEAR DONE	ESTIMATED REMAINING LIFE YRS./MTHS	ESTIMATED REPLACE- MENT	ESTIMATED REPL. COST	12/31/2014 YR END FUND BALANCES	ESTIMATED ALLOTMENT 2015	Changes to Reserves for Expenses	Projected Yr End Bal	Less 2015 Exps	
									12/31/2015		
WITH INFLATION MARKUP											
PAVEMENT/COUNTRYWAY											
Parking & Drive - Asphalt Overlay	20	1994	0	2014	\$35,851	\$35,148	\$703		\$35,851	35,851	
Parking & Drive - Asphalt Seal Coat	4	2008	0	2012	\$8,435	\$8,270	\$165		\$8,435	8,435	
Sub-Total					\$44,286	\$43,418	\$868				
SITE IMPROVEMENTS/COUNTRYWAY											
Gate Entry System (Hand Scans)	10	2014	9	2024	\$19,990	\$4,602	\$1,710	palm scans purchased 2014 (\$7,277 cost); electrical cost install = est. 8640; 1/2 cost of software = \$2689; IT to setup software (992 split)	\$6,312	-	6,312
Light Poles & Fixtures - Parking	25	1994	4	2019	\$65,025	\$46,003	\$4,756		\$50,759	50,759	
Signage (Marquis-So. Cntrwy)	20	2011	16	2031	\$5,253	\$1,126	\$258		\$1,384	1,384	
Signage (Marquis-No. Cntrwy)	20	1999	4	2019	\$5,253	\$3,648	\$401		\$4,049	4,049	
Signage (Brick Marquis-@ entry))	20	1999	4	2019	\$10,506	\$7,610	\$724		\$8,334	8,334	
Sub-Total					\$106,027	\$62,989	\$7,848				
BUILDING IMPROVEMENTS/COUNTRYWAY											
Air Conditioner - Activity Room	10	2005	0	2015	\$12,036	\$11,800	\$236		\$12,036	12,036	
Appliances - Activity Room	10	2011	6	2021	\$1,020	\$245	\$129		\$374	374	
Bathroom Fixtures - Activity Room	20	2009	14	2029	\$10,404	\$2,764	\$546		\$3,310	3,310	
Bathroom Partitions - Activity Room	15	2006	6	2021	\$6,630	\$3,530	\$517		\$4,047	4,047	
Ceiling Tiles-Activity Room	15	2010	10	2025	\$9,690	\$3,164	\$653		\$3,817	3,817	
Fencing @ Vending Machine	10	2013	8	2023	\$1,428	\$156	\$159		\$315	315	
Furniture - Activity Room	10	2000	0	2010	\$11,220	\$11,000	\$220		\$11,220	11,220	
Stone Wall-Activity Room	15	2007	7	2022	\$6,630	\$3,319	\$473		\$3,792	3,792	
Paint Exterior - Activity Room	7	2008	0	2015	\$7,731	\$7,579	\$152		\$7,731	7,731	
Paint Interior - Activity Room	10	2007	2	2017	\$5,834	\$4,392	\$721		\$5,113	5,113	
Roof-Asphalt-Shingle-Activity Room	15	2011	11	2026	\$27,158	\$2,943	\$2,201		\$5,144	5,144	
Tile Flooring - Rest Rooms	20	2010	15	2030	\$7,650	\$2,147	\$367		\$2,514	2,514	
Hardwood Flooring - Activity Room	15	2003	3	2018	\$19,102	\$13,728	\$1,791		\$15,519	15,519	
Vending Machine	10	2013	8	2023	\$5,712	\$622	\$636		\$1,258	1,258	
Windows-Activity Room	15	2009	9	2024	\$8,670	\$3,351	\$591		\$3,942	3,942	
Shelving/Tile/Counters - Office	10	2010	5	2020	\$14,994	\$5,101	\$1,979		\$7,080	7,080	
Projector/Sound/Microphones-Activ	6	2013	4	2019	\$6,431	\$4,347	\$521		\$4,868	4,868	
Sub-Total					\$162,339	\$80,188	\$11,891				

WESTCHASE COMMUNITY ASSOCIATION, INC.
RESERVE ANALYSIS (per Armstrong Consulting)
JANUARY 1, 2015 - DECEMBER 31, 2015

ASSET	EST. LIFE YEARS	LAST YEAR DONE	ESTIMATED REMAINING LIFE YRS./MTHS	ESTIMATED REPLACE- MENT	ESTIMATED REPL. COST	12/31/2014 YR END FUND BALANCES	ESTIMATED ALLOTMENT 2015	Changes to Reserves for Expenses	Projected Yr End Bal	Less 2015 Exps
									12/31/2015	
SWIMMING POOLS (COUNTRYWAY)										
Light Poles & Fixtures - Pool Area	25	1994	4	2019	\$14,076	\$10,575	\$875		\$11,450	11,450
Pool Awning - Fabric	5	2010	0	2015	\$15,820	\$15,510	\$310		\$15,820	15,820
Pool Awning - Framing	10	2010	5	2020	\$22,637	\$10,877	\$2,352		\$13,229	13,229
Pool Coping - Adult/Wading	20	2009	14	2029	\$21,624	\$6,776	\$1,061		\$7,837	7,837
Pool Covers	8	2008	1	2016	\$6,273	\$4,945	\$1,328		\$6,273	6,273
Pool Deck Pavers- Repair/Resurf	20	2007	12	2027	\$24,990	\$9,216	\$1,315		\$10,531	10,531
Pool Deck Paver - Sealant	5	2014	4	2019	\$10,881	\$0	\$2,720	new item 2014	\$2,720	2,720
Pool Equipment-Handicap Chair Lift	10	2011	6	2021	\$7,140	\$2,705	\$739		\$3,444	3,444
Pool Equipment - Lifeguard Chairs	10	2009	4	2019	\$3,672	\$2,034	\$410		\$2,444	2,444
Pool Equipment-Starting Blocks (8)	10	2010	5	2020	\$20,808	\$9,777	\$2,206		\$11,983	11,983
Pool Equipment-Chemical Controller	5	2014	4	2019	\$3,500	\$0	\$875			
Pool Fencing - Repaint	7	2005	0	2012	\$6,683	\$6,552	\$131		\$6,683	6,683
Pool Fencing - Replace	25	1994	4	2019	\$26,814	\$20,216	\$1,649		\$21,865	21,865
Pool Furniture - Picnic Tables	10	2008	3	2018	\$4,325	\$2,773	\$517		\$3,290	3,290
Pool Furniture - Table/Chair/Chaise	5	2010	0	2015	\$10,098	\$9,900	\$198		\$10,098	10,098
Pool Heater (1 from 2004)- kiddie	15	2004	4	2019	\$7,038	\$1,380	\$1,415		\$2,795	2,795
Pool Heaters 3/4 (2 from 2014)- main	10	2014	9	2024	\$14,076	\$280	\$1,533		\$1,813	1,813
Pool Heaters 1/2 (2 from 2011)- main	10	2011	6	2021	\$14,076	\$5,324	\$1,459		\$6,783	6,783
Pool Pumps-(Variable Speed - main pool)	8	2013	6	2021	\$6,533	\$915	\$936	Note: Chlorinators belong to Triangle Pool & are maintained by vendor; These pumps are the 3HP pool pumps	\$1,851	
Pool Pump - (Well Pump)	8	2012	5	2020	\$3,060	\$858	\$440		\$1,298	1,298
Pool Pumps (Variable Speed)kid pool	8	2012	5	2020	\$1,785	\$500	\$257		\$757	757
Pool Resurface - Adult/Wading	10	2009	4	2019	\$43,194	\$22,119	\$5,269		\$27,388	27,388
Pool Tile - Adult/Wading	20	2009	14	2029	\$16,157	\$5,048	\$793		\$5,841	5,841
Sub-Total					\$305,260	\$148,280	\$28,788			
TENNIS COURTS (COUNTRYWAY)										
Light Poles & Fixtures - Tennis	25	1994	4	2019	\$50,388	\$33,674	\$4,179		\$37,853	37,853
Tennis Court Awnings	7	2002	0	2009	\$5,967	\$5,850	\$117		\$5,967	5,967
Tennis Court Fencing	25	2007	17	2032	\$37,944	\$12,251	\$1,511		\$13,762	13,762
Tennis Court Shade Structure	10	2007	2	2017	\$9,792	\$7,161	\$1,316		\$8,477	8,477
Tennis Court Benches	5	2011	0	2015	\$2,142	\$347	\$1,795		\$2,142	2,142
Tennis Court Picnic Tables	10	2009	4	2019	\$2,703	\$1,496	\$302		\$1,798	1,798
Tennis Court Resurface - #1 & #2	6	2008	0	2014	\$9,600	\$9,600	\$0		\$9,600	9,600
Tennis Court Resurface - #3/4; #5/6	6	2008	0	2014	\$19,200	\$19,200	\$0		\$19,200	19,200
Tennis Court Windscreens	3	2011	0	2014	\$2,938	\$2,880	\$58		\$2,938	2,938
Tennis Court Water Cooler	10	2011	6	2021	\$2,652	\$945	\$285		\$1,230	1,230
Tennis Equipment - Ball Hopper	10	2005	0	2015	\$8,405	\$8,240	\$165		\$8,405	8,405
Sub-Total					\$151,730	\$101,644	\$9,726			
VILLAGE SWIM & TENNIS CLUB										
PAVEMENT										
Parking & Drive - Asphalt Overlay	20	1997	2	2017	\$9,251	\$7,133	\$1,059		\$8,192	8,192
Parking & Drive - Asphalt Seal Coat	4	2009	0	2013	\$2,177	\$2,134	\$43		\$2,177	2,177
Sub-Total					\$11,428	\$9,267	\$1,102			

WESTCHASE COMMUNITY ASSOCIATION, INC.
RESERVE ANALYSIS (per Armstrong Consulting)
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ASSET	EST. LIFE YEARS	LAST YEAR DONE	ESTIMATED REMAINING LIFE YRS./MTHS	ESTIMATED REPLACE- MENT	ESTIMATED REPL. COST	12/31/2014 YR END FUND BALANCES	ESTIMATED ALLOTMENT 2015	Changes to Reserves for Expenses	Projected Yr End Bal	Less 2015 Exps
									12/31/2015	
VILLAGE SWIM & TENNIS CLUB										
SITE IMPROVEMENTS								These 3 signs were one line item - separated due to cost difference and locations		
Signage (@Linebaugh/Sheldon)	20	2011	16	2031	\$5,253	\$ 1,126	\$258		\$1,384	1,384
Signage (@Linebaugh-bank)	20	1999	4	2019	\$5,253	\$ 3,648	\$401		\$4,049	4,049
Signage (@courts)	20	2010	15	2030	\$5,778	\$2,317	\$231	(Three metal marquis: Parley + two along Linebaugh. Replaced one at \$4,072.08)	\$2,548	2,548
Sub-Total					\$16,284	\$7,091	\$890			
WPV SWIMMING & WADING POOLS										
Light Poles & Fixtures - Pool	25	2000	10	2025	\$14,076	\$8,389	\$569		\$8,958	8,958
Paint Pool Sun Shelter/Pool Equipme	7	2010	2	2017	\$2,519	\$1,693	\$413		\$2,106	2,106
Pool Awning - Fabric	5	2008	0	2013	\$1,795	\$1,760	\$35		\$1,795	1,795
Pool Awning - Framing	10	2008	3	2018	\$2,611	\$1,474	\$379		\$1,853	1,853
Pool Coping - Adult/Wading	20	2009	14	2029	\$21,624	\$6,783	\$1,060		\$7,843	7,843
Pool Cover/Wheel	8	2013	6	2021	\$18,870	\$2,643	\$2,705		\$5,348	5,348
Pool Deck Pavers-Replace	20	2008	13	2028	\$27,316	\$9,229	\$1,391		\$10,620	10,620
Pool Deck Pavers - sealant	5	2014	4	2019	\$8,989	\$0	\$2,247	new reserve item 2014	\$2,247	2,247
Pool Equipment-Handicap Chair Lift	10	2004	0	2014	\$7,140	\$7,000	\$140		\$7,140	7,140
Pool Equipment - Lifeguard Chairs	10	2008	3	2018	\$3,672	\$2,356	\$439		\$2,795	2,795
Pool Fencing - Repaint	7	2004	0	2011	\$4,039	\$3,960	\$79		\$4,039	4,039
Pool Fencing - Replace	25	2000	10	2025	\$16,218	\$9,705	\$651		\$10,356	10,356
Pool Furniture - Table/Chairs/Chaise	5	2009	0	2014	\$7,854	\$6,148	\$1,706	Restrapped chairs 2014 (\$1552 cost)	\$7,854	- 7,854
Pool - Geothermal Equipment	10	2013	7	2023	\$54,060	\$6,625	\$6,776		\$13,401	13,401
Pool Pumps-(Variable Speed - main pool)	8	2013	5	2021	\$6,533	\$1,068	\$1,093	Note: Chlorinators belong to Triangle Pool & are maintained by vendor; These pumps are the 3HP pool pumps	\$2,161	2,161
Pool Pump-Kiddie Pool (Variable Speed)	8	2012	5	2020	\$1,785	\$500	\$257		\$757	757
Pool Resurfacing - Adult/Wading	10	2009	4	2019	\$52,407	\$26,836	\$6,393		\$33,229	33,229

WESTCHASE COMMUNITY ASSOCIATION, INC.
RESERVE ANALYSIS (per Armstrong Consulting)
JANUARY 1, 2015 - DECEMBER 31, 2015

ASSET	EST. LIFE YEARS	LAST YEAR DONE	ESTIMATED REMAINING LIFE YRS./MTHS	ESTIMATED REPLACE- MENT	ESTIMATED REPL. COST	12/31/2014 YR END FUND BALANCES	ESTIMATED ALLOTMENT 2015	Changes to Reserves for Expenses	Projected Yr End Bal	Less 2015 Exps	
									12/31/2015		
Pool Slide	20	2013	18	2033	\$21,930	\$1,132	\$1,155		\$2,287	2,287	
Pool Tile - Adult/Wading	20	2000	5	2020	\$16,157	\$7,230	\$1,785		\$9,015	9,015	
Roof - Metal-Pool Equipment Bldg	20	2000	5	2020	\$2,448	\$1,680	\$154		\$1,834	1,834	
Roof-Metal-Pool Sun Shelter	20	2000	5	2020	\$10,159	\$6,973	\$637		\$7,610	7,610	
Sub-Total					\$302,203	\$113,184	\$30,065				
WPV - GATE HOUSE											
Office - Shelving/Tile/Counters	20	2010	15	2030	\$13,260	\$ 3,592	\$645		\$4,237	4,237	
BATHHOUSE-POOL - WPV											
Bathroom Lighting/Fixtures/Doors	20	2003	8	2023	\$8,670	\$5,905	\$346		\$6,251	6,251	
Bathroom Partitions	15	2000	0	2015	\$7,956	\$7,800	\$156		\$7,956	7,956	
Fencing - Vending Machine	10	2013	8	2023	\$898	\$98	\$100		\$198		
Tile Flooring - Rest Rooms	20	2009	14	2029	\$6,732	\$2,156	\$327		\$2,483	2,483	
Gate Entry/Exits	10	2009	4	2019	\$5,610	\$3,103	\$627		\$3,730	3,730	
Gate Entry Hand Scanner System	10	2014	9	2024	\$12,240	\$4,841	\$822	system replaced 2014 (\$3,600 cost); replace value = \$4762; electrical = (\$3878 cost); 1/2 software & enrollment kit in office (\$2689); IT to setup software (\$992 split)	\$5,663	-	5,663
Paint Gate & Bath House	7	2007	2	2017	\$2,785	\$1,884	\$450		\$2,334	2,334	
Roof Cupolas - Bate/Bath House	20	2000	5	2020	\$4,947	\$3,234	\$343		\$3,577	3,577	
Roof Metal-Bath House	20	2000	5	2020	\$5,918	\$4,062	\$371		\$4,433	4,433	
Roof-Metal-Gate House	20	2000	5	2020	\$5,881	\$4,037	\$369		\$4,406	4,406	
Vending Machine	10	2013	8	2023	\$5,712	\$622	\$636		\$1,258	1,258	
Sub-Total					\$67,349	\$37,742	\$4,547				
TENNIS COURTS - WPV											
Light Poles & Fixtures	25	2000	10	2025	\$29,580	\$16,491	\$1,309		\$17,800	17,800	
Tennis Court Awnings	10	2002	0	2012	\$4,080	\$4,000	\$80		\$4,080	4,080	
Tennis Court Benches	5	2011	0	2015	\$1,428	\$0	\$1,428				
Tennis Court Fencing	25	2008	18	2033	\$29,090	\$9,412	\$1,093		\$10,505	10,505	
Tennis Court Resurfacing #7/8, 9/10	6	2008	0	2014	\$21,000	\$21,000	\$0		\$21,000	21,000	
Tennis Court Windscreens	3	2010	0	2013	\$2,264	\$2,220	\$44		\$2,264	2,264	
Sub Total					\$87,443	\$53,123	\$3,955				

WESTCHASE COMMUNITY ASSOCIATION, INC.
RESERVE ANALYSIS (per Armstrong Consulting)
JANUARY 1, 2015 - DECEMBER 31, 2015

ASSET	EST. LIFE YEARS	LAST YEAR DONE	ESTIMATED REMAINING LIFE YRS./MTHS	ESTIMATED REPLACE- MENT	ESTIMATED REPL. COST	12/31/2014 YR END FUND BALANCES	ESTIMATED ALLOTMENT 2015	Changes to Reserves for Expenses	Projected Yr End Bal 12/31/2015	Less 2015 Exps
WCA Village Office Bldg										
Interior Painting	10	2010	5	2020	\$1,836	\$ 873	\$193		\$1,066	1,066
Exterior Painting	7	2010	2	2017	\$1,777	\$ 1,176	\$300		\$1,476	1,476
Air Conditioning	10	2010	5	2020	\$4,692	\$ 2,168	\$505		\$2,673	2,673
Bathroom Refurbish	20	2010	15	2020	\$2,917	\$ 749	\$145		\$894	894
Cabinets/ Counters	20	2010	15	2030	\$4,039	\$ 1,031	\$201		\$1,232	1,232
Flooring	10	2012	7	2022	\$3,672	\$ 787	\$412	new carpet & tile Feb 2012 \$3432	\$1,199	1,199
Chairs	5	2010	0	2015	\$7,497	\$ 7,350	\$147		\$7,497	7,497
File Cabinets	20	2010	15	2020	\$4,825	\$ 1,233	\$239		\$1,472	1,472
Gutters/Downspouts	25	2010	20	2035	\$1,625	\$ 361	\$63		\$424	424
								breaking out "equipment" on 2015 budget (server/phone system/2 desktops/projector)		
Office Equipment-Main Server	5	2014	4	2019	\$5,000	\$ -	\$1,250	replaced in 2014 @ \$4,490cost	\$1,250	1,250
Office Equipment - 2 office desktops	5	2010	1	2016	\$2,040	\$ 1,095	\$945		\$2,040	2,040
Office Equipment - phone system	10	2010	5	2020	\$3,570	\$ 2,115	\$291		\$2,406	2,406
Office Equipment - 2 printers	5	2010	0	2015	\$1,020	\$ 415	\$605		\$1,020	1,020
Office equipment - Projector/Screen	5	2010	0	2015	\$2,550	\$ 1,435	\$1,115		\$2,550	2,550
Computer Tablets (9)	3	2013	1	2016	\$4,050	\$ 1,688	\$2,362		\$4,050	
Office Equip -Computer Front Desk	5	2012	2	2017	\$1,020	\$ 487	\$267	May 2012 \$868.80 - new PC for office- one of 3 PC's; separated from above line item	\$754	754
Office Furniture	10	2010	5	2020	\$9,537	\$ 4,394	\$1,029		\$5,423	5,423
Roof - Metal	25	2010	20	2035	\$9,675	\$ 2,158	\$376		\$2,534	2,534
Gate Entry Palm Scan Enrollment Kit	10	2014	9	2024	\$415	\$ -	\$46	one enrollment kit in WCA office	\$46	46
Gate Entry Palm Scan Software	10	2014	9	2024	\$7,245	\$ -	\$805	Software uploaded to main server	\$805	805
Sub Total					\$79,001	\$29,515	\$11,295			
Flood Damage Reserve	5	2012	2	2017	\$50,000	\$30,000	\$10,000	"Self-Insured for Flood Damages"	\$40,000	40,000
TOTAL RESERVE					\$1,396,610	\$720,033	\$121,620			-
					Monthly Reserve		\$10,134.99			-
Insurance Deductible	5	2010	0	2015	\$64,508	\$ 64,508	\$0		839,350	833,251
TOTAL INS RESERVE										
					Monthly Ins Deductible Rsv	\$ -				
					Total Annual Reserve		\$10,134.99			
					Reserve per unit		\$34.97			