

WWFHOA Cash-Flow Projections

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
# Houses	495	500	500	500	500	500
Dues	375	375	375	375	375	375
Dues Revenue	181,362	183,563	183,563	183,563	183,563	183,563
Clubhouse Rental	5,000	5,000	5,000	5,000	5,000	5,000
Interest Income	1,800	1,800	1,800	1,800	1,800	1,800
Misc. Income	-	-	-	-	-	-
Revenue Totals	188,162	190,363	190,363	190,363	190,363	190,363
Operating Expenses	163,875	167,000	175,350	184,118	193,323	202,990
Net Income	24,287	23,363	15,013	6,245	(2,961)	(12,627)
Reserve Balance:						
Beginning	189,438	189,178	157,541	189,353	223,448	208,042
Net Income	24,287	23,363	15,013	6,245	(2,961)	(12,627)
Addit'l Revenue-Dues Increase	-	22,500	22,500	33,000	33,000	44,025
Available Before Capital Projects	213,725	235,041	195,053	228,598	253,487	239,440
Capital Projects:						
Sprinkler Replacement (Prospect)		5,000				
Pool Deck Partial Replacements		13,250				
Pool Pump & Heater Repairs	2,167					
Pool Lighting Replacements/repairs	2,552					
Pool Plaster Finish Replacement		31,000				
Replace Pump Room Doors	1,895					
Replace Fencing	1,160	1,200	1,200	1,200	1,200	1,200
Parking Lot Repairs/Seal Coating		7,500				
Concrete Sidewalk Repairs		2,200				
Tennis Court Resurfacing & Nets	9,637					
Clubhse Partial Tuckpointing/Repairs				2,950		
Replace Pool Furniture	3,626		2,000	1,000		2,000
Entrance & Property Signage.						
Repairs/Replacement					13,065	
Clubhse Interior Repairs/Renovations	2,400		2,500		19,830	
Playground Equip. Repairs	1,110					
Replace Pool Cover		5,350				
Clubhse Mechanical Equip-Replace		12,000			11,350	
Capital Project Totals	24,547	77,500	5,700	5,150	45,445	3,200
Reserve Balance After Capital Projects	189,178	157,541	189,353	223,448	208,042	236,240
Reserve Balance Req'd By Reserve Study	191,618	203,485	190,729	222,605	196,623	233,110
Reserve Balance Excess (Short)	(2,440)	(45,945)	(1,376)	843	11,419	3,130
Addit'l Income From one time 20% increase (\$75/yr)		36,713	36,713	36,713	36,713	36,713
Last Year's Dues	375	375	420	420	441	441
Percent Incr	0%	12%	0%	5%	0%	5%
Dollar increase	\$ -	\$ 45.00	\$ -	\$ 21.00	\$ -	\$ 22.05
This Year's Dues	\$ 375.00	\$ 420.00	\$ 420.00	\$ 441.00	\$ 441.00	\$ 463.05
Addit'l Income From Increases	-	22,500	-	10,500	-	11,025