

HEDINGHAM COMMUNITY ASSOCIATION 2018 BUDGET APPROVED

	2018 BUDGET
INCOME AND REVENUE (2,444 units)	
Homeowner Contribution (\$50 for 2018)	1,466,400
Other (Fees, Miscellaneous)	92,400
TOTAL INCOME AND REVENUE	1,558,800
WILLOW OAK CLUBHOUSE EXPENSES	10,875
ATHLETIC CLUB & GENERAL OFFICE EXPENSES	
HCA Golfing Privilege	179,000
Utilities and Communications	28,709
Maintenance and repairs	39,660
Other	15,092
TOTAL ATHLETIC CLUB & GENERAL OFFICE EXPENSES	262,461
HAC Security Monitoring All Locations	1,592
HAC Water & Sewer	12,500
HAC Security System	1,000
HAC HVAC Maintenance Contract	1,500
HAC Pest & Termite Control	800
HAC Annual Fire Alarm Inspection	800
HAC Paper & Cleaning Supplies	5,000
HAC Gym Equipment Maintenance	2,500
TOTAL ATHLETIC CLUB AND GENERAL OFFICE	262,461
POOL NO. 1 (WILLOW OAK) EXPENSES	
Pool Management	52,500
Other	24,283
TOTAL POOL NO. 1 EXPENSES	76,783
POOL NO. 2 (GRAND TRAVERSE) EXPENSES	
Pool Management	52,500
Other	20,714
TOTAL POOL NO. 2 EXPENSES	73,214
HOMEOWNERS ASSOCIATION EXPENSE	
Management & Administration	299,500
Finance, Legal, Collection Costs	70,100
Insurance	22,000
Utilities, Communications, IT	38,800
Grounds & Maintenance (Landscape Maintenance Contract)	92,600
Loss Prevention (US Security Contract)	78,756
Contingency	47,711
Other	26,000
TOTAL HCA EXPENSE	675,467
Bad Debt Expense	17,500
Miscellaneous Expenses - General	5,000
Contingency	47,711
Information Technology	6,000
Total Homeowners Association Expenses	675,467
LOAN PAYMENTS	
Wells Fargo Note- Principal	140,000
TOTAL REPLACEMENT FUND EXPENSES	320,000
TOTAL EXPENSES (Operating, Loan, Reserves)	1,558,800
PUMPKIN RIDGE REVENUE (160)	
Pumpkin Ridge Maintenance Revenue (\$63.20)	121,440
Pumpkin Ridge Interest Revenue	800

SUBTOTAL PUMPKIN RIDGE REVENUE	122,240
PUMPKIN RIDGE EXPENSES	
Pumpkin Ridge Landscape Maintenance	33,414
Pumpkin Ridge Contingency/Replacement Fund	37,250
Pumpkin Ridge Exterior Maintenance	51,576
SUBTOTAL PUMPKIN RIDGE EXPENSES	122,240
OAKLAND HILLS REVENUE (78)	
Oakland Hills Maintenance Revenue (\$120 for 2018)	112,320
Oakland Hills Interest Revenue	500
SUBTOTAL OAKLAND HILLS REVENUE	112,820
OAKLAND HILLS EXPENSES	
Oakland Hills Landscape Maintenance	16,296
Oakland Hills Miscellaneous Property Repair	30,000
Oakland Hills Contingency/Replacement Fund	66,524
SUBTOTAL OAKLAND HILLS EXPENSES	112,820
SPYGLASS HILLS REVENUE (204)	
Spyglass Hills Maintenance Revenue (\$63.25)	154,836
SPYGLASS HILLS EXPENSES	
Spyglass Hills Landscape Maintenance	42,600
Spyglass Hills Transfer To Replacement Fund	65,760
Spyglass Hills Exterior Maintenance	46,476
SUBTOTAL SPYGLASS HILLS EXPENSES	154,836
THORNBLADE REVENUE (266)	
Thornblade Maintenance Revenue (\$63.25)	201,894
Thornblade Interest Revenue	1,000
SUBTOTAL THORNBLADE REVENUE	202,894
THORNBLADE EXPENSES	
Thornblade Landscape Maintenance	55,332
Thornblade Replacement Fund Expenditures	61,135
Thornblade Transfer Reserve Interest	1,000
Thornblade Exterior Maintenance	85,427
SUBTOTAL THORNBLADE EXPENSES	202,894
GRAND TRAVERSE REVENUE (23)	
Grand Traverse Maintenance Revenue (\$63.25)	17,457
SUBTOTAL GRAND TRAVERSE REVENUE	17,457
GRAND TRAVERSE EXPENSES	
Grand Traverse Landscape Maintenance	4,812
Grand Traverse Contingency/Replacement Fund	5,229
Grand Traverse Exterior Maintenance	7,416
SUBTOTAL GRAND TRAVERSE EXPENSES	17,457
BLACKWOLF RUN REVENUE (108)	
Blackwolf Run Maintenance Revenue (\$63.25)	81,972
Blackwolf Run Interest Revenue	300
SUBTOTAL BLACKWOLF RUN REVENUE	82,272
BLACKWOLF RUN EXPENSES	
Blackwolf Run Landscape Maintenance	22,560
Blackwolf Run Contingency/Replacement Fund	24,600
Blackwolf Run Transfer Reserve Interest	300
Blackwolf Run Exterior Maintenance	34,812
SUBTOTAL BLACKWOLF RUN EXPENSES	82,272