0314 WILDWOOD AT MEADOW GATE HOA, INC
BUDGET - COMPARISON W/ ACTUALS
12/31/2008

		2008 BUDGET	YR TO DATE ACTUAL	2009 BUDGET	VARIANCE
	INCOME				
631000	ASSMT INC - HOMEOWNER	116,518	111,127	116,518	0
633000	SPECIAL ASSESSMENT INCOME	0	(1)	0	0
634000	LATE FEE INCOME	622	2,107	622	0
634500	NSF CHARGE INCOME	0	70	0	0
650000	INITIATION FEE	1,750	2,750	1,750	0
691100	OWNER INTEREST INCOME	1,200	783	1,200	0
691300	TENNIS INCOME	0	330	0	0
691701	POOL KEY INCOME	0	175	0	0
692500	CLUBHOUSE RENTAL INCOME	2,200	2,750	2,200	0
693000	MISCELLANEOUS INCOME	0	75	0	0
	TOTAL INCOME	122,290	120,165	122,290	0
	EXPENSES				
	GENERAL & ADMINISTRATIVE				
701000	MANAGEMENT FEES	9,540	9,540	10,500	960
702000	ACCOUNTING FEES	150	0	0	(150)
714500	TAX PREPARATION FEES	0	300	300	300
716000	LEGAL FEES	4,000	1,663	4,000	0
716100	COLLECTION EXPENSE	0	2,242	0	0
716200	LEGAL FEES REIMBURSED	0	(208)	0	0
716201	LEGAL-CONTINGENCY REIMBURSED	0	(658)	0	0
716300	COLLECTION FEE REIMBURSED	0	(2,023)	0	0
725000	BANK CHARGES	120	364	360	240
726000	POSTAGE & MAIL	780	817	820	40
727000	PRINTING & REPRODUCTION	660	337	480	(180)
732000	OFFICE SUPPLIES	60	416	360	300
732100	OFFICE SUPPLIES - ON-SITE	0	75	0	0
733000	TELEPHONE/PAGER	816	567	816	0
733500	SOCIAL ACTIVITIES	750	675	750	0
733501	SOCIAL OTHER - WELCOME COMM.	90	0	90	0
734000	NEWSLETTERS	150	0	150	0
738000	MISCEL GEN & ADM	240	120	240	0
738000	ACC REVIEW EXP	120	0	120	0
	GENERAL & ADMINISTRATIVE TOTAL	17,476	14,228	18,986	1,510
	TAXES & INSURANCE				
742000	PROPERTY TAXES	80	1,476	1,500	1,420
743000	FEDERAL INCOME TAX	710	284	300	(410)
744000	STATE & LOCAL INCOME TAXES	0	57	60	60
745000	OTHER TAXES & FEES	0	30	0	0
748000	INSURANCE	5,600	5,401	5,600	0
	TAXES & INSURANCE TOTAL	6,390	7,248	7,460	1,070
	RECREATION AREA				
821000	POOL OPERATION & MANAGEMENT	5,850	22,198	6,435	585
821500	POOL MONITOR/LIFEGUARDS	12,000	0	13,200	1,200
822000	POOL REPAIRS	600	10	600	0
823000	POOL PERMIT	400	0	400	0
824000	POOL SUPPLIES	750	866	1,000	250
824001	POOL FURNITURE	500	0	500	0
825000	POOL TELEPHONE	0	362	0	0
826000	CLUBHOUSE MAINTENANCE & REPAIR	650	6,929	650	0
826100	CLUBHOUSE SUPPLIES	350	1,314	600	250
827000	TENNIS SUPPLIES	450	344	450	0
829200	JANITORIAL RECREATION AREA	1,690	0	0	(1,690)

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	RECREATION AREA TOTAL	23,240	32,023	23,835	595
	LANDSCAPING				
851000	LANDSCAPING CONTRACT	31,800	25,147	25,200	(6,600)
851100	LANDSCAPING MAINT REIMBURSMENT	0	1,900	0	0
852000	LANDSCAPING IMPROVEMENTS	600	0	600	0
852101	LANDSCAPING CONSULTING	0	300	0	0
852500	IRRIGATION	2,280	0	300	(1,980)
854500	TREE REMOVAL	200	1,040	300	100
855500	COMMON AREA MAINTENANCE	300	0	300	0
	LANDSCAPING TOTAL	35,180	28,387	26,700	(8,480)
	UTILITIES				
891000	ELECTRICITY	11,322	12,634	12,454	1,132
892000	GAS	220	67	220	0
893000	WATER	310	3,678	3,600	3,290
893100	WATER REIMBURSEMENT	0	(586)	0	0
893500	SEWER	0	216	0	0
893600	STORM WATER	0	1,057	1,100	1,100
894000	REFUSE REMOVAL	344	537	344	0
	UTILITIES TOTAL	12,196	17,604	17,718	5,522
	MAINTENANCE & SERVICES				
909000	ELECTRICAL REPAIRS	225	0	0	(225)
910000	SECURITY PERSONNEL	0	108	0	0
910001	SECURITY MONITORING	0	54	0	0
910600	ENTRY SYSTEM	216	0	216	0
911000	GENERAL MAINTENANCE & REPAIRS	400	0	400	0
911100	MAINTENANCE SUPPLIES	0	339	120	120
911200	SIGN AND SIGN REPAIR	200	0	200	0
918002	BACK FLOW PREVENTION	0	180	180	180
918500	IRRIGATION REPAIRS	500	0	0	(500)
919500	JANITORIAL SERVICES	0	1,595	1,690	1,690
	MAINTENANCE & SERVICES TOTAL	1,541	2,276	2,806	1,265
	PEST CONTROL				
961000	TERMITE BOND	280	0	280	0
962000	PEST CONTROL CHARGES	0	(520)	0	0
	PEST CONTROL TOTAL	280	(520)	280	0
	TOTAL OPERATING EXPENSES	96,303	101,245	97,785	1,482
	NET OPERATING INCOME (LOSS)	25,987	18,921	24,505	(1,482)
	CAPITAL EXPENDITURES				
980600	ENTRANCE	0	16	0	0
980601	ENTRANCE LIGHTNING	0	73	0	0
981500	POOL - GATE/ENTRY	0	54	0	0
981500	POOL - COVER	0	0	8,000	8,000
981600	TENNIS COURTS - GENERAL	0	0	3,000	3,000
983000	PAINTING	4,000	0	0	(4,000)
987500	DAMS	13,000	12,380	0	(13,000)

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	CAPITAL EXPENDITURES TOTAL	17,000	12,524	11,000	(6,000)
	CAPITAL RESERVES				
991000	TRANSFER TO CAPITAL RESERVES	16,000	16,000	16,000	0
991500	TRANSFER TO CHECKING	(7,013)	0	(7,013)	0
998900	INTEREST INCOME ON RESERVES	0	(1,273)	0	0
999000	TRANSFER RESERVE INTEREST	0	1,273	0	0
	CAPITAL RESERVES TOTAL	8,987	16,000	8,987	0
	NET INCOME (LOSS)	0	(9,603)	4,518	4,518