



White Bluff Property Owners Association, Inc.
Budget Comparison Worksheet

OPERATING FUND

Operating Revenue

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
4110	POA Maintenance Fees	5,324,186	5,325,000	Based on 2017 Projections of Maintenance Fees billed to 6,493 Lots
4111	Dues Income Adjustment- Double Diamond Corrections	(107,516)	-	Incls 2017 WISD & DD Write-Offs that were considered an uncollectable A/R
4120	Home Occupancy Fee	92,077	180,300	601 homes X \$300
4125	Prior Year Income	1,110	-	
4512	Delinquency Processing Fees	50	2,000	Offset by GL#7220 Estimation
4530	NSF Fees	75	-	
4810	Interest Income	2,686	2,680	
4910	White Bluff Club Corp Reimbursement	26,254	-	Assuming no reimbursmts from DD in 2018
	Total Revenue	\$ 5,338,922	\$ 5,509,980	

Expenses

Utilities

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
5110	Electric	34,524	37,950	1st qtr not included in 2017
5120	Water	94,740	97,200	1st qtr not included in 2017
5130	Telephone	6,262	6,500	1st qtr not included in 2017
5165	Holiday Lighting	1,844	5,000	1st qtr not included in 2017
5180	Trash Removal	17,604	17,600	1st qtr not included in 2017
	Total Utilities	\$ 154,974	\$ 164,250	

Landscape Maintenance

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
5230	Seasonal Color	301	2,000	1st qtr not included in 2017
5240	Landscape Maint/Repair	1,203	2,000	1st qtr not included in 2017
5245	Landscape Improvements/Upgrades	814	2,000	1st qtr not included in 2017
5250	Tree and Shrub Maintenance	351	2,000	1st qtr not included in 2017
5260	Irrigation Repairs	1,837	2,000	1st qtr not included in 2017
	Total Landscape Maintenance	\$ 4,506	\$ 10,000	

Common Area Maintenance

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
5515	Front Gate Repairs	-	4,000	2018 Exp. Moved to GL# 5599
5520	Lake Maintenance	18,755	10,000	Fountain Replmnts in 2017
5530	Road Repairs	80,320	81,000	In house repairs by POA Staff
5535	Street Signs Repairs	1,995	2,500	2018 Exp. Moved to GL# 5599
5540	Bridge Repairs	964	2,000	Cleaning & board replcmnts
5550	Vehicle Expenses	100,134	105,000	1st qtr not incld in 2017 also incls repairs & payments,



White Bluff Property Owners Association, Inc.

Budget Comparison Worksheet

5552	Fuel Expense	46,613	48,000	1st qtr not included in 2017+3% increase
5555	Equipment Repairs	5,427	7,500	1st qtr not included in 2017
5556	Equipment Maintenance	303	5,000	1st qtr not included in 2017
5580	Pest Control	577	1,500	1st qtr not included in 2017
5595	Golf Course Maintenance Exp	52,766	-	2018 Exp. Moved to GL# 7700
5596	Golf Course Vehicle Exp	67,839	-	2018 Exp. Moved to GL# 7700
5599	Common Area Miscellaneous Expense	74,757	57,000	2017 POA maint expenses were combined until new GL Codes could be established. 2018 inclds Lone Star Room Repairs
Total Common Area Maintenance		\$ 450,450	\$ 323,500	

Amenity Center/Pool Maintenance

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
6112	Pool Chemicals	10,013	13,084	1st qtr not included in 2017
6115	Pool Supplies & Equip	1,848	3,000	1st qtr not included in 2017
6120	Pool Repairs & Maint	2,188	3,000	1st qtr not included in 2017
6130	Access Cards	(25)	-	
Total Amenity Center/Pool Maintenance		\$ 14,024	\$ 19,084	

General & Administrative

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
7110	Professional Mgmt Fee	38,500	42,000	1st qtr not included in 2017
7120	Admin Supplies/Expenses	100,810	99,500	inclds office rental, equip, mailings, postage, etc.
7122	Bank Charges/NSF Fees	46	-	
7125	On-Site Office Supplies	33,733	30,000	Office supplies in general
7150	Security Services	2,740	-	expenses moved to GL#7155
7155	Security Expenses & Supplies	9,389	6,500	inclds new uniforms for POA Staff, licenses & supplies
7210	Annual Rev/Tax Return	7,730	5,000	inclds tax return & annual audit by 3rd party CPA
7215	Licenses and Fees	13,770	7,950	Pool Permits, licenses, certifications, etc.
7220	Delinquency Processing Exp	50	2,000	Offset by GL#4512
7235	Legal Expenses - Board	391,828	340,000	On going legal expenses
7240	IT Support	17,025	15,000	inclds mnthly IT Support
7310	Newsletter/Other Mailings	5,704	6,000	Misc. Estimate
7320	Website Maintenance	12,755	13,000	Misc. Estimate
7450	Unrecovered Assessments	3,017,568	1,331,250	25% uncollectable Maint. Fee estimation
7510	White Bluff Rate Payers	30,000	25,000	WBRP
7515	Property Owners Relations Exp	-	2,500	Misc. Estimate
7520	Meetings Expense	8,896	9,200	Board & Annual Mtg Expenses
7530	Employee Relations Exp	-	2,500	Misc. Estimate
7540	Maintenance Expense & Supplies	-	2,500	Misc. Estimate
7550	WB Volunteer Fire Dept Contributions	20,000	40,000	\$20,000 x 2 payments annually. 2017 expense was in GL# 5599



White Bluff Property Owners Association, Inc.
Budget Comparison Worksheet

7700	Potential Amenities Expense	-	1,394,432	Incls. GC Maint & lease payment of \$350,000
7750	Potential Capital Expense	-		
Total General & Administrative		\$ 3,710,544	\$ 3,374,332	

Committees

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
7820	Social	2,101	5,000	Holiday Celebrations/New Activities
Total Committees		\$ 2,101	\$ 5,000	

Insurance & Taxes

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
7910	Director and Officers Insurance	1,582	5,300	1st qtr not included in 2017
7920	TX Comm. Property Policy	17,795	26,400	1st qtr not included in 2017
7930	Excess Liability Insurance	1,820	6,120	Increase 10 million in coverage
7950	Workers Compensation Insurance	140	280	1st qtr not included in 2017
Total Insurance & Taxes		\$ 21,337	\$ 38,100	

Onsite Employees

Acct	Description	2017 Projections	2018 Proposed Budget	Notes
8100	On-Site Management	236,703	304,302	1st qtr not included in 2017 also includes employee benefits for 2018
8175	Security	237,605	402,891	1st qtr not included in 2017 also includes employee benefits for 2018
8200	Facilities Management	361,140	868,521	Incls payroll for GC Maint Staff. w/o GC Staff, Total Onsite payroll drops from \$1,575,714 to \$1,084,701
Total Onsite Employees		\$ 835,448	\$ 1,575,714	

TOTAL OPERATING EXPENSES	\$ 5,193,384	\$ 5,509,980	
---------------------------------	--------------	--------------	--

TOTAL EXPENSES	\$ 5,193,384	\$ 5,509,980	
-----------------------	--------------	--------------	--

OPERATING NET INCOME (LOSS)	\$ 145,538	\$ -	
------------------------------------	------------	------	--

COMBINED FUND NET INCOME (LOSS)	\$ 145,538	\$ -	
--	------------	------	--