

**South Willow Creek Home Owners' Association
Annual Meeting
January 27, 2009
7:00 p.m.**

Agenda

- Budget Review 2008-2009
- Verification of Quorum Requirements
- Nomination & Election
- Questions

**South Willow Creek Home Owners Association
Budget for 2009**

Total Homes
126

Maintenance	<u>Yearly Cost</u>	<u>Monthly Cost Per Unit</u>
6206 Clubhouse Cleaning:	\$ 4,000.00	\$ 2.65
6207 Equipment Lease:	\$ 2,000.00	\$ 1.32
6210 Ext. Bldg.:	\$ 1,000.00	\$ 0.66
6220 Cleaning Supplies:	\$ 150.00	\$ 0.10
6250 Grounds Clean-up:	\$ 1,500.00	\$ 0.99
6273 Maintenance Supplies:	\$ 150.00	\$ 0.10
6275 Miscellaneous:	\$ 2,000.00	\$ 1.32
6304 Clubhouse:	\$ 1,500.00	\$ 0.99
6305 Landscaping:	\$ 15,000.00	\$ 9.92
6310 Landscape Supplies:	\$ 12,000.00	\$ 7.94
6315 Sprinklers:	\$ 5,500.00	\$ 3.64
6335 Snow Removal:	\$ 21,500.00	\$ 14.22
Snow Supplies:	\$ -	\$ -
6355 Pool Maintenance:	\$ 4,500.00	\$ 2.98
6360 Pool Supplies:	\$ 1,000.00	\$ 0.66
Utilities		
6605 Cable TV:	\$ 33,000.00	\$ 21.83
6610 Electricity:	\$ 3,000.00	\$ 1.98
6615 Gas:	\$ 2,500.00	\$ 1.65
6620 Sewer:	\$ 500.00	\$ 0.33
6630 Water:	\$ 42,000.00	\$ 27.78
6640 Waste Removal:	\$ 14,000.00	\$ 9.26
Management:		
6706 Bank Fees:	\$ 1,000.00	\$ 0.66
6710 Property Tax:	\$ 500.00	\$ 0.33
6715 Property Insurance:	\$ 20,000.00	\$ 13.23
6721 Loan Payment:	\$ 12,000.00	\$ 7.94
6725 Legal:	\$ 1,000.00	\$ 0.66
6727 License & Permits:	\$ 500.00	\$ 0.33
6730 Management:	\$ 15,120.00	\$ 10.00
6735 Office Expense:	\$ 2,000.00	\$ 1.32

Capital Reserves:	<u>Yearly Reserve</u>	<u>Monthly Cost Per Unit</u>	<u>Replace Interval Years</u>	<u>Replace Cost</u>
Asphalt Streets:	\$ 5,000	\$ 3.31	20	\$ 100,000
Concrete Sidewalks & Curbing:	\$ 3,400	\$ 2.25	25	\$ 85,000
Exterior Bldg. Repairs:	\$ 1,667	\$ 1.10	30	\$ 50,000

Total Monthly Dues: \$ 151.00

Special Assessment (2009):	
Pool Drain (VGB Act):	\$ 3,100.00
Clubhouse Window:	\$ 1,200.00
Fireblight Treatment:	\$ 1,000.00
Snow Removal Overage:	\$ 12,676.00
Total:	<u>\$ 17,976.00</u>
Total Assessment:	\$ 143.00

South Willow Creek HOA
 Draper, Utah
 2008 Budget vs. Actuals vs. 2009 Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Actuals 2008	Budget 2008	Proposed Budget 2009
Revenue															
3300 - Income															
3322 - NSF									(141.00)		(487.00)				
3324 - Dues Refund															
3400 - Fees Received	15,758.30	17,231.36	18,189.00	18,295.18	18,751.82	16,977.42	16,364.28	19,227.12	20,505.68	18,707.98	17,424.68	17,914.08	217,346.90	213,192.00	228,312
3401 - Special Assessment															
3516 - Interest Income															
3518 - Late Fees		235.96	60.46	183.70	33.46	66.22	61.40	560.00	1,210.12	60.28	31.34	102.50	2,605.44		
3522 - Other Income		(100.00)	15.00		10.00								400.00		
3532 - Parking				(180.00)	400.00								(340.00)		
3536 - Clubhouse Rental		20.00	20.00			10.00	(130.00)	(60.00)	(60.00)	(40.00)	40.00	60.00	(80.00)		
Total Revenue	15,758.30	17,387.32	18,284.46	18,298.88	19,195.28	17,053.64	18,295.68	19,787.12	21,655.80	18,728.26	17,496.02	17,916.58	219,857.34	213,192.00	228,312
Maintenance Expense															
6204 - Clubhouse	395.14	45.00			675.00		225.00				65.00		1,405.14	1,500.00	1,500
6206 - Clubhouse Cleaning	465.00	420.00	290.00	250.00	290.00	300.00	300.00	360.00	365.00	270.00	400.00	140.00	3,850.00	5,000.00	4,000
6207 - Equipment Lease	299.00	200.00	200.00	400.00	400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,299.00	2,000	2,000
6210 - Ext. Bldg.	180.00		135.00		360.00								675.00	1,000	1,000
6217 - Carpets			248.43				(256.72)						(8.29)		
6220 - Cleaning					24.21	55.78		24.95					104.94	150	150
6225 - Electrical											315.00		315.00		
6235 - Fence			296.45	(1,536.73)			(1,158.00)						(2,398.28)	100.00	
6245 - Gate															
6250 - Grounds Clean Up	60.00	135.00	316.00	60.00	410.00	410.00	143.24	141.15	120.00	120.00	240.00	240.00	1,745.39	1,000.00	1,500
6269 - Locks & Keys	(5.00)		41.00		(5.00)		(41.00)				126.66	(5.00)	111.66	150	150
6273 - Maint. Supplies			94.43					114.47					214.85	2,000	2,000
6275 - Repairs/Maint					(72.63)	(60.00)	(60.00)	(300.00)		(635.00)	185.00	236.71	(645.92)	5,300.00	5,300
6280 - Paint															
6285 - Plumbing															
6295 - Roof															
6297 - Signs															
6305 - Landscaping	265.00			5,036.00	2,518.00	1,544.58	2,518.00				2,518.00		14,399.58	31,000.00	15,000
6310 - Landscape Supplies					2,518.00	1,444.61	1,262.06	2,561.71	5,036.00			2,587.03	15,409.41	12,000	12,000
6315 - Sprinklers					832.94	1,444.61	2,072.63	174.00	3,361.20		162.00	1,473.28	9,520.66	4,000.00	5,500
6320 - Fert. & Pest								55.00		720.00			775.00		
6325 - Trees	(200.00)	(68.96)	(31.04)										(300.00)		
6335 - Snow Removal	3,464.00	4,228.00	3,300.50	2,800.00	2,333.00	625.00					3,200.00		19,950.50	17,000.00	21,500
6340 - Snow Supplies	2,334.15	2,417.94	1,825.00	470.00	419.00								7,466.09	4,500.00	4,500
6355 - Pool Maintenance					1,037.50			960.00	3,841.50	23.00	155.00	40.00	6,057.00	1,000.00	1,000
6360 - Pool Supplies					19.06		145.96	469.22	80.86				715.10	250.00	250
6365 - Fitness Equipment															
Total Maintenance	4,624.14	7,392.19	7,173.71	8,569.27	11,074.44	6,353.44	6,965.95	3,667.08	12,895.98	698.00	4,126.66	8,117.97	73,993.34	70,650.00	71,800
Utilities Expense															
6605 - Cable TV		2,762.99	2,758.88	2,696.71	2,642.84	2,699.71	2,702.76	2,695.79	5,399.88		2,699.94	5,408.09	32,470.60	31,000.00	33,000
6610 - Electricity	184.63	156.15	150.33	136.72	134.11	285.48	882.46	370.87	173.89	173.89	173.89	173.89	2,689.11	3,000.00	3,000
6615 - Gas	218.63	335.04	104.80	61.91	419.29	135.89	207.07	17.25	166.33	166.33	166.33	166.33	1,666.21	2,500.00	2,500
6620 - Sewer	20.50	41.62	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	500	500	500
6630 - Water	2,630.57	5,356.20	2,616.64	2,611.33	3,144.55	5,037.56	5,380.11	6,127.59	5,255.88	3,580.22	4,170.65	4,170.65	46,000.00	46,000.00	42,000
6640 - Waste Removal	1,045.44	1,350.83	1,064.28	2,175.51	1,107.51	2,243.41	1,096.52	1,087.98	1,065.83	1,065.83	1,065.83	1,065.83	12,227.31	12,000.00	14,000
Total Utilities Expense	6,862.66	9,996.73	3,934.82	7,699.01	5,527.56	11,015.61	12,104.08	6,536.21	9,276.87	10,384.86			94,500.00	94,500.00	95,000

