

Waverly Hundred Homeowners' Association, Inc

www.waverlyhundred.org

4839 SW 148 Ave, PMB 306, Davie, FL 33330

December 25, 2006

We currently maintain a contingency fund of \$21,000.00 and a wall fund of \$28,000.00. These were untouched last year so we won't have to assess funds for these items. Our actual operating expenses for 2006 will be approximately \$51,000 to \$54,000 so it looks like we have about a \$7,000 carryover. We had budgeted \$12,400 for lighting repairs and have estimated 2006 expenditures of \$2,000. Taking into account our total estimated operating expenses in 2006, it looks like we will need a \$180.00 annual assessment for 2007. It breaks down as follows:

	Budget Items 2006	Budget Items 2007	Est. Actuals 2006
Prior Year Carryover	2,000.00	6,920.24	2,000.00
Assessments	54,448.00	52,740.00	54,448.00
Other Income			1,679.42
TOTAL INCOME	54,448.00	52,740.00	56,127.42
Accountant	700.00	200.00	135.00
Insurance:			
Crime Policy	500.00	800.00	690.00
D&O Policy	1,000.00	1,450.00	1,309.00
General Liability	1,700.00	3,100.00	2,783.00
Landscaping:			
Cuts	14,400.00	18,000.00	17,400.00
Improvements	10,000.00	6,000.00	11,504.00
Misc	2,400.00	2,400.00	-
Pest Cntrl	300.00	300.00	-
Tree trimming	300.00	300.00	-
Legal fees	1,200.00	1,200.00	1,200.00
Misc Expenses	800.00	800.00	444.39
Postage	70.00	240.00	256.77
Mail Box Rental	120.00	120.00	108.00
Printing	100.00	100.00	-
Property Maint:			
Irrigation	2,400.00	2,400.00	2,170.00
Lighting	12,400.00	9,500.00	2,000.00
Road Patrols	5,274.00	5,300.00	5,300.00
Storage Bay Rental	-	700.00	737.02
Supplies	100.00	100.00	150.00
State Corp. Taxes	70.00	70.00	70.00
Utilities:			
Electric	2,700.00	2,500.00	2,100.00
Water	1,440.00	2,800.00	2,850.00
TOTAL EXPENSES	57,974.00	58,380.00	51,207.18
Difference	(1,526.00)	1,280.24	6,920.24

293 lots = **\$180.00 assessment** per lot for 2007

Contingency fund is at \$21,000.00. Keep in mind the contingency fund will help cover expenses over what we have budgeted.

Jonathan Klein
Treasurer
WHHA