

2014 SBHOA EXPENSES BREAKDOWN AND COMPARISON
12/16/2014

INCOME	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Total Received YTD	2014 Budget	2011 Actuals	2012 Actuals	2013 Actuals	
Dues	\$ 141,450.00	\$ 12,200.00	\$ 10,600.00		\$ 3,125.00	\$ 625.00	\$ 650.00						\$ 168,650.00	\$ 178,750.00	\$ 124,746.36	\$ 117,580.14	\$ 150,670.00	
Misc Income	\$ 949.00	\$ 310.13	\$ 385.13		\$ 350.54	\$ 85.00	\$ 116.14			\$ 20.00			\$ 2,215.94		\$ 2,649.66	\$ 1,147.28	\$ 1,102.70	
Donation Income					\$ 22,774.00								\$ 22,774.00		\$ 24,969.86			
Refund SBD for Phase III Dues	\$ (500.00)																	
Total Income	\$ 141,899.00	\$ 12,510.13	\$ 10,985.13	\$ -	\$ 26,249.54	\$ 710.00	\$ 766.14	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ 170,865.94	\$ 178,750.00	\$ 152,365.88	\$ 118,727.42	\$ 150,670.00	
EXPENSES																		
City of Tulsa - Water/Sewer																		
420 W 77th ST	\$ 8.30	\$ 17.84	\$ 14.66	\$ 8.30	\$ 97.34	\$ 170.48	\$ 116.42	\$ 380.36	\$ 482.12	\$ 345.38	\$ 260.48	\$ 70.08						
611 W 77th Pl	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 5.15	\$ 5.15						
701 W 81st ST	\$ 14.47	\$ 87.61	\$ 14.47	\$ 14.47	\$ 14.47	\$ 822.19	\$ 853.99	\$ 1,149.73	\$ 1,140.19	\$ 1,082.95	\$ 865.48	\$ 69.88						
641 W 79th St	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 5.15	\$ 5.15						
7818 S Indian Ave	\$ 85.56	\$ 85.56	\$ 85.56	\$ 85.56	\$ 259.24	\$ 120.54	\$ 163.84	\$ 306.94	\$ 275.14	\$ 262.27	\$ 262.45	\$ 135.49						
423 W 78th St	\$ 11.48	\$ 24.20	\$ 17.84	\$ 8.30	\$ 17.84	\$ 11.48	\$ 11.48	\$ 14.66	\$ 17.84	\$ 24.20	\$ 12.28	\$ 8.88						
Total Water Cost	\$ 129.43	\$ 224.83	\$ 142.15	\$ 126.25	\$ 384.04	\$ 1,134.31	\$ 1,155.35	\$ 1,861.31	\$ 1,924.91	\$ 1,724.42	\$ 1,410.99	\$ 294.63	\$ 10,512.62	\$ 12,000.00	88%	\$ 13,793.61	\$ 10,974.97	\$ 11,389.82
AEP - Power																		
420 W 77th St (3)	\$ 187.76	\$ 187.76	\$ 187.79	\$ 187.82	\$ 188.39	\$ 190.83	\$ 190.53	\$ 190.51	\$ 190.50	\$ 191.08	\$ 191.08	\$ 189.48						
420 W 77th ST (0)	\$ 60.56	\$ 56.18	\$ 47.71	\$ 46.80	\$ 41.96	\$ 40.02	\$ 40.02	\$ 39.99	\$ 39.99	\$ 39.99	\$ 41.18	\$ 45.55						
611 W 77th Pl	\$ 81.56	\$ 75.78	\$ 56.81	\$ 54.53	\$ 53.04	\$ 54.09	\$ 57.25	\$ 52.37	\$ 47.83	\$ 40.17	\$ 42.18	\$ 53.29						
701 W 81st St "A"	\$ 260.22	\$ 239.66	\$ 170.55	\$ 146.17	\$ 149.25	\$ 82.81	\$ 165.04	\$ 191.30	\$ 119.50	\$ 182.20	\$ 255.27	\$ 225.55						
701 W 81st St "GH"	\$ 94.70	\$ 86.34	\$ 70.21	\$ 66.66	\$ 56.53	\$ 56.32	\$ 137.93	\$ -	\$ 27.44	\$ 55.77	\$ 54.22	\$ 57.10						
420 W 78th ST	\$ 244.00	\$ 244.00	\$ 244.02	\$ 244.06	\$ 244.79	\$ 247.97	\$ 247.59	\$ 247.56	\$ 247.55	\$ 248.32	\$ 248.47	\$ 246.23						
671 W 79th St																		
7818 S Indian Ave (Club Hse)	\$ 71.67	\$ 72.49	\$ 66.96	\$ 55.82	\$ 64.26	\$ 288.39	\$ 451.42	\$ 455.87	\$ 412.10	\$ 374.79	\$ 82.94	\$ 73.21						
423 W 78th ST	\$ 54.20	\$ 34.15	\$ 15.14	\$ 17.50	\$ 18.66	\$ 19.21	\$ 19.48	\$ 19.86	\$ 17.79	\$ 20.12	\$ 20.16	\$ 22.78						
611 W 80th St (Reserve)	\$ 156.78	\$ 150.31	\$ 147.32	\$ 144.03	\$ 115.19	\$ 41.37	\$ 60.47	\$ 199.04	\$ 178.13	\$ 182.47	\$ 168.25	\$ 147.77						
Total Electricity Cost	\$ 1,211.45	\$ 1,146.67	\$ 1,006.51	\$ 963.39	\$ 932.07	\$ 1,021.01	\$ 1,369.73	\$ 1,396.50	\$ 1,280.83	\$ 1,334.91	\$ 1,198.82	\$ 1,084.31	\$ 13,946.20	\$ 15,500.00	90%	\$ 18,642.54	\$ 15,227.18	\$ 14,831.86
ONG - Nat Gas	\$ 102.21	\$ 79.99	\$ 83.93	\$ 55.25	\$ 49.51	\$ 36.01	\$ 44.88	\$ 41.18	\$ 40.34	\$ 36.41	\$ 63.16	\$ 54.35	\$ 687.22	\$ 780.00	88%	\$ 837.55	\$ 569.86	\$ 722.31
AT&T - Phone	\$ 89.44	\$ 109.71		\$ 103.91	\$ 105.49	\$ 105.54		\$ 209.52	\$ 116.54	\$ 227.84	\$ 113.05	\$ 113.04	\$ 1,294.08	\$ 1,300.00	100%	\$ 990.72	\$ 937.85	\$ 1,056.54
Pool Service Agreement			\$ 1,000.00	\$ 1,200.00	\$ 1,100.00	\$ 1,100.00		\$ 1,100.00	\$ 1,100.00				\$ 6,600.00	\$ 6,600.00	100%	\$ 5,799.96	\$ 5,073.30	\$ 6,600.00
Pool Supplies	\$ 400.00			\$ 1,126.46	\$ 1,010.24		\$ 739.02	\$ 915.48	\$ 374.69				\$ 4,565.89	\$ 3,250.00	140%	\$ 10,614.97	\$ 3,983.32	\$ 2,823.74
Landscape Service Agreement	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00	\$ 53,160.00	\$ 53,160.00	100%	\$ 51,371.58	\$ 50,027.14	\$ 52,918.68
Landscape Misc			\$ 1,380.00	\$ 1,454.00		\$ 1,985.00		\$ 239.00		\$ 250.00			\$ 5,308.00	\$ 12,500.00	42%	\$ 3,360.00	\$ 20,900.00	\$ 24,402.90
Tree Installation (Donation)			\$ 15,095.00		\$ 22,774.00								\$ 37,869.00					
Monthly Maint. Agreement	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00				\$ 776.41			\$ 1,130.52		\$ 3,106.93	\$ 3,600.00	86%	\$ 2,700.00	\$ 3,600.00	
Clubhouse & Parks Maint.	\$ 660.00												\$ 660.00	\$ 5,000.00	13%	\$ 12,371.69	\$ 4,178.10	\$ 3,824.07
Projects	\$ 21,072.18			\$ 1,481.00	\$ 1,250.00					\$ 670.00			\$ 21,072.18	\$ 17,000.00	124%			
Bridge Maintenance/Repair				\$ 1,481.00									\$ 1,481.00	\$ 1,800.00	82%			
Stormwater Drainage Repair				\$ 1,250.00									\$ 1,250.00	\$ 1,250.00	100%			
Club House painting				\$ 670.00									\$ 670.00	\$ 800.00	84%			
Irrigation Repair (Guthrie Cul de Sac)										\$ 670.00			\$ -	\$ 12,000.00	0%			
Greenbelt/Common Area Maintenance													\$ -	\$ 1,000.00	0%			
Rock Wall Stabilization													\$ -	\$ 1,000.00	0%			
Rock Wall Ongoing Maintenance										\$ 1,900.00			\$ 1,900.00	\$ 1,200.00	158%			
Pond Maintenance (Pond RX)				\$ 354.11	\$ 549.00	\$ 499.00	\$ 499.00	\$ 499.00	\$ 499.00				\$ 1,646.50	\$ 2,500.00	162%			
Entrance/Island Refresh			\$ 4,091.50	\$ 4,091.50									\$ 10,000.00	\$ 10,000.00	182%			
Repair Damage to entrances													\$ -	\$ -				
Fountain Repair								\$ 3,570.09					\$ 3,570.09	\$ -				
Misc Bank/ Office Supplies	\$ 16.45	\$ 5.95	\$ 5.95	\$ 5.95	\$ 5.95	\$ 5.95	\$ 225.95	\$ 5.95	\$ 201.96	\$ 5.95	\$ 5.95	\$ 842.07	\$ 1,334.03	\$ 650.00	205%	\$ 134.85	\$ 485.05	\$ 600.91
Webhosting							\$ 131.28						\$ 131.28	\$ 145.00	91%	\$ 131.28	\$ 131.28	\$ 131.28
Capital Reserve Fund ['14-\$10k, '15+-\$20k]												\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	100%			
Legal Fees													\$ -	\$ 1,000.00	0%	\$ 125.00	\$ -	\$ -
Insurance							\$ 4,593.00						\$ 4,593.00	\$ 4,400.00	104%	\$ 8,185.00	\$ 4,368.00	\$ 4,383.00
Snow Removal																\$ 1,500.00		
Property Taxes												\$ 27.00	\$ 27.00	\$ 27.00	100%	\$ 38.61	\$ 21.00	\$ 24.00
Total Monthly Expense	\$ 28,411.16	\$ 6,297.15	\$ 8,348.54	\$ 14,007.25	\$ 14,033.13	\$ 9,392.06	\$ 14,434.19	\$ 10,286.18	\$ 11,286.31	\$ 12,617.24	\$ 9,095.22	\$ 29,881.23	\$ 168,089.66	\$ 177,462.00	95%	\$ 127,897.36	\$ 119,577.05	\$ 129,911.75

	2014				Description:	Estimated Cost
	Jan-Oct	2013 Jan-Oct	2013 Nov-Dec	2014 Jan-Dec Fcst		
Total Expenses					Storm maintenance	\$ 8,000.00
Less Landscape Misc/Projects					Replacing trees damaged in Dec storm that were planted in 2013 program, not in warranty	\$ 1,000.00
Routine Operating					Update grounds contract to include more mulch, entry plantings, etc.	\$ 2,000.00
					Yr 2 of Pro-active tree planting program	\$ 10,000.00
					Creek - major maintenance	\$ 10,000.00
					Stump removal	\$ 2,000.00
2014 Revenues - Through Aug 2014			\$ 170,865.94		Link sidewalks at 81st street entrance	\$ 1,500.00
					Sealer in entryway at pool house	\$ 1,000.00
Total YTD Expenses -- Jan-Nov 2014		\$ 168,089.66			Replace rubber chips at playground	\$ 8,000.00
Routine Op Exp -- 2014 Forecast		\$ -			Repair/service 2 fountain pumps	\$ 5,000.00
Forecasted 2014 Total Expenses		\$ 168,089.66			Pool Furniture	\$ 3,000.00
					Trash can at bb court / play area	\$ 2,000.00
Funds available for project work			\$ 2,776.28			\$ 53,500.00
Obligated but not yet paid expenses:					Unfunded projects with no cost estimates:	
Stava - Mailings		Paid			New Trees/plantings in cul-de-sac in Phase III	
Landscape Entrances/Lawnovations		Paid			Inspection of stone wall in greenbelt	
Fountains		Paid				
Handyman Expenses		Paid			Inspection (and possible repair and weatherproofing) of 3 wooden pedestrian bridges	
Lawnovations (wall clean up invoice)		Paid			Inspect brick walls -- consider weatherproofing	
			\$ -		Repair damaged fence at clubhouse	
Funds Available <less> unpaid expenses						
Uncollected Dues			\$ 7,884.06			