

2014 SBHOA EXPENSES BREAKDOWN AND COMPARISON
10/27/2014

INCOME	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	FORECAST		Total Received YTD	2014 Budget	2011 Actuals	2012 Actuals	2013 Actuals	
											Nov-14	Dec-14						
2014 Dues	\$ 141,450.00	\$ 12,200.00	\$ 10,600.00	\$ 3,125.00	\$ 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		\$ 2,649.86	\$ 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 2014 Income	\$ 141,899.00	\$ 12,510.13	\$ 10,985.13	\$ 3,475.54	\$ 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	\$ 14.56	\$ 8.30	\$ 97.34	\$ 170.48	\$ 116.42	\$ 380.36	\$ 482.12	\$ 345.38								
611 W 77th PI	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81								
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								
641 W 79th St	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81	\$ 4.81								
7818 S Indian Ave	\$ 85.56	\$ 85.56	\$ 85.56	\$ 85.56	\$ 259.24	\$ 120.54	\$ 163.84	\$ 306.94	\$ 275.14	\$ 262.27								
423 W 78th St	\$ 11.48	\$ 24.20	\$ 17.84	\$ 8.30	\$ 17.84	\$ 11.48	\$ 11.48	\$ 14.66	\$ 17.84	\$ 24.20								
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	\$ 495.13		\$ 11,062.90	\$ 12,000.00	\$ 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								
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								
611 W 77th PI	\$ 81.56	\$ 75.78	\$ 56.81	\$ 54.53	\$ 55.04	\$ 54.09	\$ 57.25	\$ 52.37	\$ 47.83	\$ 40.17								
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								
701 W 81st St "GH"	\$ 94.70	\$ 86.34	\$ 70.21	\$ 66.66	\$ 56.53	\$ 56.32	\$ 137.93	\$ -	\$ 27.44	\$ 55.77								
420 W 78th ST	\$ 244.00	\$ 244.00	\$ 244.02	\$ 244.06	\$ 244.79	\$ 247.97	\$ 247.59	\$ 247.56	\$ 247.55	\$ 248.32								
671 W 79th St	\$ 71.67	\$ 72.49	\$ 66.96	\$ 55.82	\$ 64.26	\$ 288.29	\$ 451.42	\$ 455.87	\$ 412.10	\$ 374.79								
7818 S Indian Ave (Club Hse)	\$ 54.20	\$ 34.15	\$ 15.14	\$ 17.50	\$ 18.66	\$ 19.21	\$ 19.48	\$ 19.86	\$ 17.79	\$ 20.12								
423 W 78th ST	\$ 156.78	\$ 150.31	\$ 147.32	\$ 144.03	\$ 115.19	\$ 41.37	\$ 60.47	\$ 199.04	\$ 178.13	\$ 182.47								
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	\$ 1,394.91	\$ 1,084.31		\$ 13,946.20	\$ 15,500.00	\$ 18,642.54	\$ 15,227.18	\$ 14,831.86	
ONG - Nat Gas	\$ 102.21	\$ 79.99	\$ 83.93	\$ 55.25	\$ 49.51	\$ 36.01	\$ 36.01	\$ 44.88	\$ 41.18	\$ 40.34	\$ 63.16		\$ 675.40	\$ 780.00	\$ 837.55	\$ 569.86	\$ 722.31	
AT&T - Phone	\$ 89.44	\$ 109.71	\$ 1,000.00	\$ 1,200.00	\$ 1,100.00	\$ 105.54	\$ 209.52	\$ 116.54	\$ 227.84				\$ 1,181.04	\$ 1,300.00	\$ 990.72	\$ 997.85	\$ 1,056.54	
Pool Service Agreement	\$ 400.00			\$ 1,126.46	\$ 1,010.24		\$ 739.02	\$ 915.48	\$ 374.69				\$ 6,600.00	\$ 6,600.00	\$ 5,799.96	\$ 5,073.30	\$ 6,600.00	
Pool Supplies	\$ 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		\$ 4,565.89	\$ 3,250.00	\$ 10,614.97	\$ 3,983.32	\$ 2,823.74	
Landscape Service Agreement	\$ 1,380.00			\$ 1,454.00			\$ 1,985.00		\$ 250.00				\$ 5,308.00	\$ 12,500.00	\$ 3,360.00	\$ 20,900.00	\$ 24,402.90	
Landscape Misc													\$ 37,869.00					
Tree Installation (Donation)	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00				\$ 776.41					\$ 1,976.41	\$ 3,600.00		\$ 2,700.00	\$ 3,600.00	
Monthly Maint. Agreement	\$ 660.00												\$ 660.00	\$ 5,000.00				
Clubhouse & Parks Maint.																		
Projects	\$ 21,072.18									\$ 670.00			\$ 21,072.18	\$ 17,000.00				
Bridge Maintenance/Repair							\$ 1,481.00						\$ 1,481.00	\$ 1,800.00				
Stormwater Drainage Repair							\$ 1,250.00						\$ 1,250.00	\$ 1,250.00				
Club House painting													\$ 670.00	\$ 800.00				
Irrigation Repair (Guthrie Cul de Sac)														\$ 12,000.00				
Greenbelt/Common Area Maintenance														\$ 1,000.00				
Rock Wall Stabilization														\$ 1,200.00				
Rock Wall Ongoing Maintenance														\$ 2,400.11				
Pond Maintenance (Pond RX)														\$ 8,183.00				
Entrance/Island Refresh														\$ -				
Repair Damage to entrances														\$ 3,570.09				
Fountain Repair																		
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		\$ 497.91	\$ 650.00	\$ 134.85	\$ 485.05	\$ 600.91	
Webhosting							\$ 131.28						\$ 131.28	\$ 145.00	\$ 131.28	\$ 131.28	\$ 131.28	
Capital Reserve Fund [14-\$10k, 15+ -\$20k]									\$ 10,000.00				\$ 10,000.00	\$ 10,000.00				
Legal Fees															\$ 1.25	\$ -	\$ -	
Insurance							\$ 4,593.00						\$ 4,593.00	\$ 4,400.00	\$ 8,185.00	\$ 4,368.00	\$ 4,383.00	
Snow Removal															\$ 1,500.00			
Property Taxes															\$ 38.61	\$ 21.00	\$ 24.00	
Total Monthly Expense	\$ 28,411.16	\$ 6,297.15	\$ 8,348.54	\$ 14,007.25	\$ 14,039.13	\$ 9,392.06	\$ 14,425.32	\$ 10,286.18	\$ 11,286.91	\$ 12,617.24	\$ 7,438.47	\$ 16,441.60	\$ 152,984.41	\$ 177,462.00	\$ 127,897.36	\$ 119,577.05	\$ 129,911.75	

Unfunded projects with cost estimates:

2014	2013	2012	2011	2010
Jan-Oct	Jan-Oct	Nov-Dec	Jan-Dec	Est
152,984.41	111,732.06	23,880.07	176,864.48	
39,626.38	16,280.00			
114,358.03	95,452.06	23,880.07	138,238.10	

Snapshot of current cash position
2014 Revenues - Through Aug 2014

Total YTD Expenses -- Jan-Oct 2014	\$ 129,104.34
Routine Op Exp -- Nov-Dec 2013 Actuals / 2014 Forecast	\$ 23,880.07
Forecasted 2014 Total Expenses	\$ 152,984.41
Funds available for project work	\$ 17,881.53

Obligated but not yet paid expenses:
 Stava - Mailings \$ 500.00
 Landscape Entrances/Lawnovations \$ 12,000.00
 Fountains \$ 300.00
 Handyman Expenses \$ 700.00
 Lawnovations (wall clean up invoice) \$ 2,000.00
 Funds Available -less- unpaid expenses \$ 2,381.53
 Uncollected Dues \$ 7,884.06

Unfunded projects with no cost estimates:

New Trees/plantings in cul-de-sac in Phase III
 Inspection of stone wall in greenbelt
 Inspection (and possible repair and weatherproofing) of 3 wooden pedestrian bridges
 Inspect brick walls -- consider weatherproofing
 Repair damaged fence at clubhouse

Estimated Cost
 \$ 8,000.00
 \$ 1,000.00
 \$ 2,000.00
 \$ 10,000.00
 \$ 10,000.00
 \$ 2,000.00
 \$ 1,500.00
 \$ 1,000.00
 \$ 8,000.00
 \$ 5,000.00
 \$ 3,000.00
 \$ 2,000.00
 \$ 53,500.00