



Wright's Mill Homeowners

Annual Meeting 2011

2010 Accomplishments

- * Created our new Website for better communication
- * Installed two security cameras at each entrance for improved security
- * Updated entire sprinkler system
- * Reduced outstanding assessments w/ more aggressive collection procedures
- * Operated within budget
- * Purchased infant swings, new playground mulch and a trash can to be installed during the construction phase of pool.
- * Established our first annual National Night Out Participation

2011 Goals

- * Complete construction of the swimming pool
- * Greatly enhance common ground landscaping
- * Improve our usage and the efficiency of the new website
- * Develop Active Committees
- * Keep residents more informed and provide answers more effectively through our website and email
- * Deepen neighbor relationships with increased events

Swimming Pool Progress

- Site survey completed
- Appraisal in process
- City of Madison Planning and Zoning application submitted
- Material selections and construction drawings in process
- Commitment letter w/ bank signed
- Bidding process to begin soon



Landscaping

By Park

* Examples of a few areas needing improvement



Pavilion



Front Entrance



Second Entrance



LANDSCAPING “Work Day”

PLEASE JOIN US:
Saturday, March 12th

Meet at the Wheelhouse
10:00 a.m.

What can the website do for me?

- * Edit your profile, login and password
- * View financials, meetings minutes, and announcements
- * Stay updated on the progress of the pool
- * Request pavilion or wheelhouse reservations
- * View events on the calender
- * Post items, homes for sale, and/or services offered
- * Pay assessments on line
- *and much much more!

Get involved and join a committee!

Swimming Pool

Landscape

Welcome New Neighbors

Special Events

Architectural Review

Financial Report 2010

Balance Sheet

Balance Sheet (Cash) Wright's Mill Property Owners - (wrml) December 2010

ASSETS

CASH

Regions Checking-Assessments	10,374.89
RBC Checking-Assessments	313.20
Regions Checking-Playground Donations	48.86
Wells Fargo Reserve Account	24,229.57
TOTAL CASH	34,966.52
Meter Deposits	10.00

TOTAL ASSETS

34,976.52

LIABILITIES & CAPITAL

LIABILITIES

Prepaid Assessments	426.60
TOTAL LIABILITIES	426.60

CAPITAL

Year to Date Net Income	1,113.56
Prior Years Retained Earnings	33,436.36
TOTAL CAPITAL	34,549.92

TOTAL LIABILITIES & CAPITAL

34,976.52

Budget Comparison (Cash)

	MID Actual	MID Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Actuals
INCOME									
INCOME									
Assessments	2,050.00	205.00	1,845.00	900.0	81,034.08	81,180.00	-145.92	-0.18	81,180.00
NET INCOME	2,050.00	205.00	1,845.00	900.0	81,034.08	81,180.00	-145.92	-0.18	81,180.00
OTHER INCOME									
Miscellaneous Income	0.00	0.00	0.00	0	1,000.00	0.00	1,000.00	0	0.00
Interest on Reserve Account	0.41	0.00	0.41	0	4.32	0.00	4.32	0	0.00
Playground Donations	0.00	0.00	0.00	0	520.00	0.00	520.00	0	0.00
Late Fee	90.20	0.00	90.20	0	738.08	0.00	738.08	0	0.00
TOTAL OTHER INCOME	90.61	0.00	90.61	0	2,262.40	0.00	2,262.40	0	0.00
TOTAL INCOME	2,140.61	205.00	1,935.61	944.2	83,296.48	81,180.00	2,116.48	2.61	81,180.00
EXPENSES									
DIRECT EXPENSES									
Access Control	3,734.94	0.00	-3,734.94	0	3,734.94	0.00	-3,734.94	0	0.00
Building Repair	0.00	50.00	50.00	100.0	0.00	600.00	600.00	100.0	600.00
Electrical Repair	0.00	25.00	25.00	100.0	0.00	300.00	300.00	100.0	300.00
Janitorial-Service	0.00	0.00	0.00	0	0.00	200.00	200.00	100.0	200.00
Playground Expense	0.00	30.00	30.00	100.0	2,869.91	360.00	-2,509.91	-697.2	360.00
Landscape Services	2,500.00	2,550.00	50.00	1.96	30,000.00	30,600.00	600.00	1.96	30,600.00
Landscape Repair	0.00	20.00	20.00	100.0	1,295.80	240.00	-1,055.80	-439.9	240.00
Landscape Supplies	0.00	100.00	100.00	100.0	0.00	1,200.00	1,200.00	100.0	1,200.00
Pool Service	175.00	175.00	0.00	0.00	2,100.00	2,100.00	0.00	0.00	2,100.00
Pool Repair	0.00	75.00	75.00	100.0	929.25	900.00	-29.25	-3.25	900.00
Pool Supplies	36.11	75.00	38.89	51.85	1,180.96	1,325.00	144.04	10.87	1,325.00
Contract Maintenance	0.00	0.00	0.00	0	1,885.00	0.00	-1,885.00	0	0.00
Irrigation System Repair	0.00	75.00	75.00	100.0	2,005.46	900.00	-1,105.46	-122.8	900.00
Landscape Lighting	0.00	50.00	50.00	100.0	1,482.96	600.00	-882.96	-147.1	600.00
Management	1,242.00	1,242.00	0.00	0.00	14,904.00	14,904.00	0.00	0.00	14,904.00
Insurance-D & O	0.00	0.00	0.00	0	1,320.00	1,350.00	30.00	2.22	1,350.00
Insurance-Hazard	0.00	220.00	220.00	100.0	2,549.00	2,800.00	251.00	8.96	2,800.00
Insurance-Liability	0.00	30.00	30.00	100.0	888.00	895.00	7.00	0.78	895.00
Property Tax	69.60	70.00	0.40	0.57	69.60	70.00	0.40	0.57	70.00
Social Committee	0.00	100.00	100.00	100.0	1,182.57	1,200.00	17.43	1.45	1,200.00
Signs	0.00	0.00	0.00	0	115.98	0.00	-115.98	0	0.00
Seasonal Decorations	660.00	750.00	90.00	12.00	660.00	750.00	90.00	12.00	750.00
Electricity	386.39	525.00	138.61	26.40	4,702.67	5,150.00	447.33	8.69	5,150.00
Gas	76.09	80.00	3.91	4.89	941.89	980.00	38.11	3.89	980.00
Water & Sewer	678.03	150.00	-528.03	-352.0	4,258.96	3,700.00	-558.96	-15.11	3,700.00
Cable Television	179.85	0.00	-179.85	0	299.75	0.00	-299.75	0	0.00
Pest Control	0.00	0.00	0.00	0	29.96	120.00	90.04	75.03	120.00
TOTAL DIRECT EXPENSES	9,738.01	6,392.00	-3,346.01	-52.35	79,406.66	71,244.00	-8,162.66	-11.46	71,244.00

Budget Comparison Cont.

DIRECT EXPENSES

Access Control	3,734.94	0.00	-3,734.94	0	3,734.94	0.00	-3,734.94	0	0.00
Building Repair	0.00	50.00	50.00	100.0	0.00	600.00	600.00	100.0	600.00
Electrical Repair	0.00	25.00	25.00	100.0	0.00	300.00	300.00	100.0	300.00
Janitorial-Service	0.00	0.00	0.00	0	0.00	200.00	200.00	100.0	200.00
Playground Expense	0.00	30.00	30.00	100.0	2,869.91	360.00	-2,509.91	-697.2	360.00
Landscape Services	2,500.00	2,550.00	50.00	1.96	30,000.00	30,600.00	600.00	1.96	30,600.00
Landscape Repair	0.00	20.00	20.00	100.0	1,295.80	240.00	-1,055.80	-439.9	240.00
Landscape Supplies	0.00	100.00	100.00	100.0	0.00	1,200.00	1,200.00	100.0	1,200.00
Pool Service	175.00	175.00	0.00	0.00	2,100.00	2,100.00	0.00	0.00	2,100.00
Pool Repair	0.00	75.00	75.00	100.0	929.25	900.00	-29.25	-3.25	900.00
Pool Supplies	36.11	75.00	38.89	51.85	1,180.96	1,325.00	144.04	10.87	1,325.00
Contract Maintenance	0.00	0.00	0.00	0	1,885.00	0.00	-1,885.00	0	0.00
Irrigation System Repair	0.00	75.00	75.00	100.0	2,005.46	900.00	-1,105.46	-122.8	900.00
Landscape Lighting	0.00	50.00	50.00	100.0	1,482.96	600.00	-882.96	-147.1	600.00
Management	1,242.00	1,242.00	0.00	0.00	14,904.00	14,904.00	0.00	0.00	14,904.00
Insurance-D & O	0.00	0.00	0.00	0	1,320.00	1,350.00	30.00	2.22	1,350.00
Insurance-Hazard	0.00	220.00	220.00	100.0	2,549.00	2,800.00	251.00	8.96	2,800.00
Insurance-Liability	0.00	30.00	30.00	100.0	888.00	895.00	7.00	0.78	895.00
Property Tax	69.60	70.00	0.40	0.57	69.60	70.00	0.40	0.57	70.00
Social Committee	0.00	100.00	100.00	100.0	1,182.57	1,200.00	17.43	1.45	1,200.00
Signs	0.00	0.00	0.00	0	115.98	0.00	-115.98	0	0.00
Seasonal Decorations	660.00	750.00	90.00	12.00	660.00	750.00	90.00	12.00	750.00
Electricity	386.39	525.00	138.61	26.40	4,702.67	5,150.00	447.33	8.69	5,150.00
Gas	76.09	80.00	3.91	4.89	941.89	980.00	38.11	3.89	980.00
Water & Sewer	678.03	150.00	-528.03	-352.0	4,258.96	3,700.00	-558.96	-15.11	3,700.00
Cable Television	179.85	0.00	-179.85	0	299.75	0.00	-299.75	0	0.00
Pest Control	0.00	0.00	0.00	0	29.96	120.00	90.04	75.03	120.00

TOTAL DIRECT EXPENSES	9,738.01	6,392.00	-3,346.01	-52.35	79,406.66	71,244.00	-8,162.66	-11.46	71,244.00
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GENERAL & ADMINISTRATIVE

Bank Service Charge	0.00	8.00	8.00	100.0	-8.00	96.00	104.00	108.3	96.00
Printing / Copies	101.40	30.00	-71.40	-238.0	409.50	360.00	-49.50	-13.75	360.00
Postage	132.00	88.00	-44.00	-50.00	484.00	352.00	-132.00	-37.50	352.00
Advertising & Promotion	0.00	0.00	0.00	0	795.96	0.00	-795.96	0	0.00
Legal	-236.00	50.00	286.00	572.0	424.22	600.00	175.78	29.30	600.00
Accounting	0.00	0.00	0.00	0	270.00	300.00	30.00	10.00	300.00
Miscellaneous Expense	0.00	20.00	20.00	100.0	400.58	240.00	-160.58	-66.91	240.00

TOTAL G & A EXPENSE	-2.60	196.00	198.60	101.3	2,776.26	1,948.00	-828.26	-42.52	1,948.00
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TOTAL EXPENSES	9,735.41	6,588.00	-3,147.41	-47.77	82,182.92	73,192.00	-8,990.92	-12.28	73,192.00
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NET INCOME	-7,594.80	-6,383.00	-1,211.80	-18.98	1,113.56	7,988.00	-6,874.44	-86.06	7,988.00
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Budget Detail

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
INCOME													
Assessments	28,495	6,048	3,690	2,050	410	205	28,495	6,048	3,690	2,050	410	205	81,795
NET INCOME	28,495	6,048	3,690	2,050	410	205	28,495	6,048	3,690	2,050	410	205	81,795
TOTAL INCOME	28,495	6,048	3,690	2,050	410	205	28,495	6,048	3,690	2,050	410	205	81,795
EXPENSES													
DIRECT EXPENSES													
Access Control	70	70	70	70	70	70	70	70	70	70	70	70	840
Building Repair	50	50	50	50	50	50	50	50	50	50	50	50	600
Electrical Repair	25	25	25	25	25	25	25	25	25	25	25	25	300
Janitorial-Service	50			50			50			50			200
HVAC (Heat, Ventilation, Air				2,200									2,200
Playground Expense	30	30	30	30	30	30	30	30	30	30	30	30	360
Landscape Services	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	30,600
Landscape Repair	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Landscape Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Pool Service	175	175	175	175	175	175	175	175	175	175	175	175	2,100
Pool Repair	75	75	75	75	75	75	75	75	75	75	75	75	900
Pool Supplies	50	50	75	100	150	150	150	150	125	75	75	75	1,225
Contract Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Irrigation System Repair	75	75	75	75	75	75	75	75	75	75	75	75	900
Landscape Lighting	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Management	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	14,904
Insurance-D & O			1,350										1,350
Insurance-Hazard			2,600										2,600
Insurance-Liability			900										900
Property Tax												70	70
Social Committee	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Signs	10	10	10	10	10	10	10	10	10	10	10	10	120
Seasonal Decorations												750	750
Electricity	410	410	410	410	410	410	410	410	410	410	410	410	4,920
Gas	100	90	90	80	90	80	80	80	80	80	80	80	1,010
Water & Sewer	150	150	150	150	150	400	400	550	550	550	400	150	3,750
Cable Television	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Pest Control		30			30			30			30		120
TOTAL DIRECT EXPEN	5,682	5,652	10,497	7,912	5,752	5,962	6,012	6,142	6,087	6,087	5,917	6,457	78,159
GENERAL & ADMINISTRATI													
Printing / Copies	30	30	30	30	30	30	30	30	30	30	30	30	360
Postage	88		44			88		44				88	352
Advertising & Promotion		165			165			165			165		660
Legal	50	50	50	50	50	50	50	50	50	50	50	50	600
Accounting			300										300
Miscellaneous Expense	50	50	50	50	50	50	50	50	50	50	50	50	600

Thank you
for coming!

