

Willbrook Plantation

Road Maintenance District Association, Inc.

February 3, 2015

BULLETIN

This bulletin is being sent to provide information on the operation of the Willbrook Plantation Road Maintenance District Association (“WPRMDA”).

WPRMDA, Inc. is charged with the maintenance, upkeep and improvements as to the landscape, lighting and signage along Willbrook Boulevard, Kings River Road and Reunion Road. Georgetown County Public Works is responsible for the maintenance of the actual roadways and drainage on these three roads.

The Board of Directors for WPRMDA are:

President/Treasurer	David Philips	Tradition
Vice President	Joseph Muffolet	Willbrook
Secretary	Doug Harden	Reserve
Director	Neil McCoy	Commercial
Director	Dwayne Christen	Commercial
Director	Martin Robic	Tradition
Director	Doug Waikart	Reunion Hall

Managing Agent – Waccamaw Management, LLC, AAMC

Jamie Conner, Community Association Manager jamiec@waccamawmanagement.com
Vicki Cooper, Community Association Assistant vickic@waccamawmanagement.com

A copy of the 2015 Budget is attached.

Please contact Waccamaw Management with questions or comments in response to this bulletin.

Budget Summary Report
Willbrook Road Maintenance District Association, Inc.
2015 Budget

	2015 Budget
Income	
4000 - Residential Assessments	68,850.00
4050 - Public/Commercial Units	90,044.00
4065 - Golf Course Assessments	41,743.00
4111 - Vacant Property Assessments	1,165.00
4140 - Interest Income	764.00
Total Income	202,566.00
Total Willbrook Road Income	202,566.00
Landscaping Maintenance	
5200 - Landscape Maintenance Contract	96,538.00
5205 - Irrigation Maintenance & Supplies	5,200.00
5225 - L/S Maintenance And Supplies	24,000.00
5235 - Litchfield Beautification Foundation	12,000.00
5300 - Pond/Lake Maintenance Contract	1,300.00
Total Landscaping Maintenance	139,038.00
Facility Maintenance	
5615 - General/Other Maint. & Material	4,000.00
Total Facility Maintenance	4,000.00
Administrative	
6100 - Management Services Contract	8,328.00
6105 - Accounting Services	1,200.00
6110 - Administrative Expense	100.00
6150 - Insurance Expense	5,000.00
6160 - Legal Services	200.00
6175 - Office Supplies	200.00
6190 - Postage	1,000.00
6195 - Printing	1,500.00
Total Administrative	17,528.00
Utilities	
6555 - Electricity	24,000.00
Total Utilities	24,000.00
Other Expenses	
7000 - Reserves For Capt. Improvement	18,000.00
Total Other Expenses	18,000.00
Total Willbrook Road Expense	202,566.00
Total Association Net Income / (Loss)	0.00

WILLBROOK PLANTATION ROAD MAINTENANCE DISTRICT ASSOCIATION INC
ASSESSMENT BREAKDOWN
2015

Regular Assessments		Est. #	Monthly	Total	Total	
Residential Lot/Units						Owners
Property Type						
WCA	1088500	Willbrook POA	245	\$4.25	\$1,041.25	\$12,495.00
WGC	1088490	Willbrook Golf Club	55	\$4.25	\$233.75	\$2,805.00
TRA	1088461	Tradition POA	405	\$4.25	\$1,721.25	\$20,655.00
AF	1088319	Avian Forest	48	\$4.25	\$204.00	\$2,448.00
RES	1093155	The Reserve @ Litchfield	367	\$4.25	\$1,559.75	\$18,717.00
GH	1137817	Greenhaven	36	\$4.25	\$153.00	\$1,836.00
RH	1136009	Reunion Hall	110	\$4.25	\$467.50	\$5,610.00
MIN	1161650	Mingo	44	\$4.25	\$187.00	\$2,244.00
HAMM	1175248	The Hammock @ Mingo	40	\$4.25	\$170.00	\$2,040.00
Total Regular Assessments						\$68,850.00

Golf Course Assessments		Base	Annual	Total	
Golf Course					Fee
TGC	1088458	<u>Tradition Golf Club</u>		\$21,988.00 \$ 1,832.00	
		Per Hole Assessment	18	\$1,020.00	
		F & B Assess - Per 10 Seats	90	\$306.00	
		Pro Shop - Per 700 sq ft	2,000	\$306.00	
RGC	1088429	<u>Reserve Golf Club</u>		\$19,755.00 \$ 1,645.00	
		Per Hole Assessment	18	\$1,020.00	
		F & B Assess - Per 10 Seats	32	\$306.00	
		Pro Shop - Per 700 sq ft	952	\$306.00	
Total Golf Course Assessments					\$41,743.00

Vacant Property Assessments		Est. #	Per Acre	Total	
Vacant Property (Billed Annually)					Acres
UST	1135932	Litchfield Residential	8.09	\$51.00	\$413.00
DUP	1135945	Unsubdivided Tracts	3.325	\$102.00	\$339.00
SCV	1136012	Developer Unit Parcel	4.05	\$102.00	\$413.00
		South Carolina Ventures			\$1,165.00
Total Vacant Property Assessment					\$1,165.00

Public & Commercial Assessment		Base	Per Room	Per Seat/10	Per Berth	Per Parking	Square	Annual
Property								
HAM	1088364	Hampton Inn	\$ 85.00	66				\$5,610.00 \$ 468.00
ACD	1088306	A-C Financing, LLC	\$ 306.00			62740		\$38,397.00 \$ 3,200.00
LFI	1198636	Litchfield Shops Financing	\$ 306.00			12000		\$7,344.00 \$ 612.00
LFI	1198623	A-C Development Club, LLC	\$ 306.00			12000		\$7,344.00 \$ 612.00
CCU	1088335	CCU Reserve LLC (GT Hosp System)	\$ 153.00			14699		\$4,495.00 \$ 375.00
M-1	1088403	Mingo Development - Kudzu	\$ 306.00	1		1000		\$918.00 \$ 77.00
M-3A	1088351	Mingo Development - First Trust	\$ 306.00			1640		\$1,004.00 \$ 84.00
M-5	1088322	Mingo Development - Black Water TLC, LLC	\$ 306.00	7.6				\$2,326.00 \$ 194.00
M-6	1088416	Mingo Development - Quigley	\$ 306.00	10.7				\$3,274.00 \$ 273.00
M-6	1092295	Mingo Development - Mingo BLDG	\$ 306.00			1640		\$1,004.00 \$ 84.00
M-3B	1156212	Mingo Development - SCBT #4 BLDG	\$ 306.00			4000		\$2,448.00 \$ 204.00
M-4	1135961	Mingo Development - Stox & Co	\$ 306.00			2144		\$1,312.00 \$ 109.00
M-2	1135974	Mingo Development - Anglican Mission	\$ 306.00			2000		\$1,224.00 \$ 102.00
M-9	1135987	Mingo Development - Timico	\$ 306.00			3755		\$2,298.00 \$ 192.00
M-8	1135990	Mingo Development - Wav BLDG	\$ 306.00			5700		\$3,488.00 \$ 291.00
M-7	1135990	Mingo Development - Wav BLDG	\$ 306.00			5700		\$3,488.00 \$ 291.00
RHM	1088432	The Reserve Harbor Marina						
		Retail space - per 500 sq ft	\$ 306.00			500		\$306.00
		Marina - per berth (257)	\$ 20.40		257			\$5,243.00
		Resturant - per 10 seats (49)	\$ 306.00	4.9				\$1,499.00
		Boat Ramp - per pk space (25)	\$ 20.40			25		\$510.00
Total Annual Reserve Harbor Marina Assessments								\$7,558.00 \$ 630.00
Total Public & Commercial Assessments								\$90,044.00

NOTES:
All 2015 rates are 85% of the maximum allowed by the Convenants
Annual Assessments are rounded to the dollar
Vacant Property Assessments are billed annually, all others are billed monthly