

February 2, 2018

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	Doug Waikart	Reunion Hall
Secretary	Lucia Jones	Avian Forest
Director	Joseph Muffolett	Willbrook
Director	Paul Reid	The Reserve
Director	Matthew Wiles	Mingo
Director	Wesley Forehand	Commercial

Managing Agent – Waccamaw Management, LLC, AAMC

Lisa Hergenrother, Community Association Manager lisah@waccamawmanagement.com
Vicki Cooper, Community Association Assistant vickic@waccamawmanagement.com

A copy of the 2018 Budget is attached.

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

WILLBROOK PLANTATION ROAD MAINTENANCE DISTRICT ASSOCIATION INC								
ASSESSMENT BREAKDOWN								
2018								
Regular Assessments								
Residential Lot/Units				Lots/ Units	Monthly Fees	Total Monthly	Total Annually	
Property Type								
WCA	1088500	Willbrook POA		245	\$4.25	\$1,041.25	\$12,495	
TRA	1088461	Tradition POA		405	\$4.25	\$1,721.25	\$20,655	
AF	1088319	Avian Forest POA		48	\$4.25	\$204.00	\$2,448	
RES	1093155	Reserve Club POA		384	\$4.25	\$1,632.00	\$19,584	
GH	1137817	Greenhaven POA		36	\$4.25	\$153.00	\$1,836	
RH	1136009	Reunion Hall POA		110	\$4.25	\$467.50	\$5,610	
MIN	1161650	Mingo Cottages POA		44	\$4.25	\$187.00	\$2,244	
HAMM	1175248	The Hammocks at Mingo POA		40	\$4.25	\$170.00	\$2,040	
VILLMIN	1669660	The Village at Mingo POA		60	\$4.25	\$255.00	\$3,060	
Total Residential Assessments							\$69,972	
Golf Course Assessments								
Golf Course				Base		Annual Fee	Total Annually	
TGC	1088458	Tradition Golf Club					\$21,988	
		Per Hole		18		\$1,020.00	\$18,360	
		F & B – per 10 Seats		90		\$306.00	\$2,754	
		Pro Shop – per 700 sq.		2,000		\$306.00	\$874	
RGC	1088429	Reserve Golf Club					\$19,755	
		Per Hole		18		\$1,020.00	\$18,360	
		F & B – per 10 Seats		32		\$306.00	\$979	
		Pro Shop – per 700 sq.		952		\$306.00	\$416	
WGC	1088490	Willbrook Golf Club						
		Allocation from Willbrook POA		55		\$51.00	\$2,805	
Total Golf Course Assessments							\$44,548	
Vacant Property Assessments								
Vacant Property				Est. # Acres	Per Acre Fee		Total Annually	
		Litchfield Residential						
UST	1135932	Unsubdivided Tracts (C1 and C2, Reserve Villas)		3.24	\$51.00		\$165	
DUP	1135945	Developer Unit Parcel (Harbor Club II)		0	\$102.00		\$0	
SCV	1136012	South Carolina Ventures (The Village at Mingo)		0	\$102.00		\$0	
Total Vacant Property Assessments							\$165	
Public & Commercial Assessment								
Property				Base	Rooms	Seat/ Park Spc	Square Feet	Annual
HAM	1088364	Hampton Inn		\$85.00	100			\$8,500
ACD	1662489	Wheeler-Litchfield Market Village		\$306.00			62,740	\$38,397
LFI	1662476	Wheeler-Litchfield Market Village		\$306.00			12,000	\$7,344
LFII	1662492	Wheeler-Litchfield Market Village		\$306.00			12,000	\$7,344
CCU	1609604	TGR LLC		\$153.00			14,690	\$4,495
M-1	1088403	Mingo - 221 Kudzu		\$306.00		10	3,000	\$2,142

M-2	1135961	Mingo - 225 Stox & Co	\$306.00			2,144	\$1,312	
M-3A	1088351	Mingo - 241A First Trust	\$306.00			1,600	\$979	
M-3B	1092295	Mingo - 241B Mingo Development	\$306.00			1,600	\$979	
M-4	1156212	Mingo - 237ABC Riverwood Enterprises	\$306.00			4,400	\$2,693	
M-5	1088322	Mingo - 251 Blackwater	\$306.00		76	2,144	\$2,326	
M-6	1088416	Mingo - 257 Quigley's	\$306.00		107	5,500	\$3,274	
M-7	1281776	Mingo - 267 Mingo Rental	\$306.00			2,916	\$1,785	
M-8	1135987	Mingo - 277 Timico	\$306.00			2,916	\$1,785	
M-9	1135974	Mingo - 297 Anglican Mission	\$306.00			2,000	\$1,224	
RHM	1088432	The Reserve Harbor Marina						
		Retail space - per 500 sq ft	\$306.00			500	\$306	
		Marina - per berth	\$20.40		244		\$4,978	
		Yacht Club - per 700 sq. ft.	\$306.00			1,972	\$862	
		Boat Ramp - per parking space	\$20.40		25		\$510	
		Total Annual Reserve Harbor Marina Assessments						\$6,656
			Total Public & Commercial Assessments					\$91,235
			Grand Total Assessments					\$205,920
		Assessment Ratio = 85%						

Budget Summary Report
Willbrook Road Maintenance District Association, Inc.
2018 Budget

	<u>2018 Budget</u>
Income	
4000 - Residential Assessments	69,870.00
4050 - Public/Commercial Units	91,235.00
4065 - Golf Course Assessments	44,548.00
4111 - Vacant Property Assessments	165.00
4140 - Interest Income	102.00
Total Income	205,920.00
Total Operating Income	205,920.00
Landscaping Maintenance	
5200 - Landscape Maintenance Contract	77,400.00
5205 - Irrigation Maintenance & Supplies	9,000.00
5225 - L/S Maintenance And Supplies	25,802.00
5235 - Litchfield Beautification Foundation	12,000.00
5300 - Pond/Lake Maintenance Contract	1,300.00
Total Landscaping Maintenance	125,502.00
Facility Maintenance	
5615 - General/Other Maint. & Material	6,000.00
Total Facility Maintenance	6,000.00
Administrative	
6100 - Management Services Contract	8,748.00
6105 - Accounting Services	1,620.00
6110 - Administrative Expense	50.00
6150 - Insurance Expense	6,400.00
6160 - Legal Services	200.00
6171 - Website	1,200.00
6175 - Office Supplies	200.00
6190 - Postage	1,000.00
6195 - Printing	2,000.00
Total Administrative	21,418.00
Utilities	
6555 - Electricity	23,000.00
Total Utilities	23,000.00
Other Expenses	
7000 - Reserves For Capt. Improvement	30,000.00
Total Other Expenses	30,000.00
Total Operating Expense	205,920.00
Total Association Net Income / (Loss)	0.00