

# The Villages At Westminster Homeowners' Association

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## 2024 Budget

### HOA INCOME:

Association Dues (381 homes) -\$585	\$	222,885.00
Association Dues (prior periods)	\$	994.00
Late Fee Income	\$	100.00
Legal Fee Reimbursement	\$	1,000.00
R/V Boat Rental Lot Fee	\$	6,100.00
Clubhouse Income	\$	2,500.00
Interest Income (CDs)	\$	100.00
<b>TOTAL HOA INCOME</b>	<b>\$</b>	<b>233,679.00</b>

### EXPENSES:

#### General and Administrative

Management Fees	\$	28,367.00
Annual Compilation & Tax Return	\$	2,000.00
Professional Fees	\$	400.00
Legal Fees	\$	10,000.00
Insurance	\$	10,000.00
Administrative	\$	1,000.00
Supplies/printing/postage	\$	3,000.00
Taxes/Licenses	\$	140.00
Web Hosting/maintenance	\$	500.00
Social Committee Events	\$	500.00
<b>TOTAL G &amp; A</b>	<b>\$</b>	<b>55,907.00</b>

#### Pool

Pool Operations and Management	\$	37,600.00
Pool Maint - winterization, chemicals	\$	5,000.00
Pool repairs	\$	5,000.00
Pool Accessories & cleaning supplies	\$	750.00
Telephone - Pool/clubhouse	\$	580.00
<b>TOTAL POOL</b>	<b>\$</b>	<b>48,930.00</b>

#### Clubhouse

Clubhouse Maintenance	\$	2,000.00
Plumbing Maintenance	\$	350.00
Clubhouse Accessories	\$	300.00
Vector Security / Internet	\$	3,000.00
Trash-clubhouse (dumpsters)	\$	800.00
<b>TOTAL CLUBHOUSE</b>	<b>\$</b>	<b>6,450.00</b>

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### EXPENSES (continued):

#### Utilities

Electricity	\$	10,000.00
Natural Gas	\$	1,000.00
Water & Sewer	\$	2,000.00
<b>TOTAL UTILITIES</b>	<b>\$</b>	<b>13,000.00</b>

#### Maintenance

Neighborhood Improvements	\$	1,000.00
Tree Removal - storm damage (not grounds)	\$	3,500.00
Maint - GMC - Landscaped Areas	\$	4,000.00
Maint - GMC - Natural Areas	\$	4,000.00
Grounds - GMC	\$	4,000.00
BMP/Pond/Drainage maint.	\$	2,500.00
Boat/ RV Storage maint.	\$	50.00
Sprinkler System Maint./ Irrigation Repairs	\$	700.00
Electrical Repairs	\$	500.00
Doggie Pots	\$	750.00
Shrub Removal	\$	2,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$</b>	<b>23,000.00</b>

### EXPENSES (cont'd):

#### Contract Services Maintenance

Lawn Maint. & Landscaping - GMC	\$	37,704.00
Lake Maintenance	\$	4,800.00
<b>TOTAL CONTRACT SERVICES</b>	<b>\$</b>	<b>42,504.00</b>

#### Reserves

Contingency Operating Resv. INT.	\$	14.00
Contingency Operating Resv. Replenishment	\$	7,200.00
Capital Replacement Resv. Dues 16%	\$	36,660.00
Capital Replacement Resv. INT	\$	14.00
<b>TOTAL RESERVES</b>	<b>\$</b>	<b>43,888.00</b>

**HOA TOTAL EXPENSES** **\$ 233,679.00**

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**HOA INCOME** **\$ -**

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