

2019

Villages of Westminster

Annual Meeting: December 10, 2018

2019 Final
Budget

HOA INCOME:

Assessment Income	\$	161,544.00
Association Dues (prior periods)	\$	-
Late Fee Income	\$	800.00
Late Fee Interest Income	\$	30.00
R/V Boat Rental Lot Fee	\$	5,000.00
Clubhouse Income	\$	2,000.00
Trash Program Income	\$	55,990.00
Interest Income (Operating)	\$	-
Interest Income (Replacement)	\$	-
Interest Income (CDs)	\$	-
Misc. Income	\$	-
HOA INCOME TOTAL	\$	225,364.00

EXPENSES:

General and Administrative

Management Fees	\$	15,518.00
Annual Audit	\$	1,800.00
Professional Fees	\$	400.00
Legal Fees	\$	1,000.00
Bank Charges		
Insurance	\$	8,640.00
Administrative	\$	1,000.00
Supplies/printing/postage	\$	2,000.00
Taxes/Licenses	\$	135.00
Web Hosting/maintenance	\$	700.00
Social	\$	1,200.00
Bad Debt Expense	\$	-
TOTAL G & A	\$	32,393.00

Pool

Pool Operations and Management	\$	23,000.00
Pool Maintenance	\$	4,000.00
Pool Accessories	\$	500.00
Optional Pool Pass Upgrades	\$	-
Telephone - Pool/clubhouse	\$	500.00
TOTAL POOL	\$	28,000.00

EXPENSES (cont'd):

Community Room/Building

Clubhouse Maintenance	\$	4,000.00
Plumbing Maintenance	\$	350.00
Clubhouse Accessories	\$	200.00
Keys/Locks	\$	25.00
Trash-clubhouse (dumpsters)	\$	800.00
TOTAL CLUBHOUSE	\$	5,375.00

Utilities

Electricity	\$	13,000.00
Natural Gas	\$	600.00
Water & Sewer	\$	3,350.00
TOTAL UTILITIES	\$	16,950.00

Maintenance

Neighborhood Improvements	\$	1,780.00
Tree Removal	\$	3,000.00
Grounds Other	\$	9,046.00
BMP/Pond/Drainage maint.	\$	3,500.00
Boat/ RV Storage maint.	\$	500.00
Sprinkler System Maint.	\$	1,500.00
Structure Maintenance	\$	50.00
Electrical Repairs	\$	500.00
TOTAL MAINTENANCE	\$	19,876.00

EXPENSES (cont'd):

Contract Services Maintenance

Lawn Maint. & Landscaping	\$	34,940.00 35,060
Trash Program Expense	\$	55,990.00
Lake Maintenance	\$	5,000.00
TOTAL CONTRACT SERVICES	\$	95,930.00

Reserves

Reserve Study	\$	500.00
Contingency Operating Resv. INT.	\$	15.00
Capital Replacement Resv. DEP	\$	26,225.00
Capital Replacement Resv. INT	\$	100.00
Capital Improvement EXP.	\$	-
	\$	-
TOTAL RESERVES	\$	26,840.00

HOA TOTAL EXPENSES \$ 225,364.00

HOA NET INCOME \$ -