

2020

Villages of Westminster

	2019 Budget (revised)	2020 Budget APPROVED
HOA INCOME:		
Assessment Income	\$ 161,544.00	\$ 177,546.00
Association Dues (prior periods)	\$ -	\$ -
Late Fee Income	\$ 800.00	\$ 1,000.00
Late Fee Interest Income	\$ 30.00	\$ -
Legal Fee Reimbursement	\$ -	\$ -
R/V Boat Rental Lot Fee-key refund	\$ 5,000.00	\$ 5,000.00
Clubhouse Income	\$ 2,000.00	\$ 2,200.00
Optional Pool Pass Upgrades	\$ -	\$ -
Trash Program Income (321 homes - ?)	\$ 55,990.00	\$ 8,000.00
Interest Income (Operating+swim team)	\$ -	\$ -
Interest Income (Replacement)	\$ -	\$ -
Interest Income (CDs)	\$ -	\$ 100.00
Misc. Income	\$ -	\$ -
HOA INCOME TOTAL	\$ 225,364.00	\$ 193,846.00
Income Total	\$ 225,364.00	\$ 194,296.00

EXPENSES:**General and Administrative**

Management Fees	\$ 15,518.00	\$ 28,000.00
Annual Audit	\$ 2,300.00	\$ 2,300.00
Professional Fees	\$ 400.00	\$ 400.00
Legal Fees	\$ 500.00	\$ 2,000.00
Insurance	\$ 6,650.00	\$ 8,053.00
Administrative	\$ 1,000.00	\$ 1,000.00
Supplies/printing/postage	\$ 3,000.00	\$ 3,000.00
Taxes/Licenses	\$ 135.00	\$ 135.00
Web Hosting/maintenance	\$ 2,200.00	\$ 700.00
Social	\$ 500.00	\$ 500.00
Bad Debt Expense	\$ -	\$ 250.00
TOTAL G & A	\$ 32,203.00	\$ 46,338.00

Pool

Pool Operations and Management	\$ 23,000.00	\$ 23,000.00
Pool Maintenance	\$ 4,000.00	\$ 4,400.00
Pool Accessories	\$ 500.00	\$ 500.00
Optional Pool Pass Upgrades	\$ -	\$ -
Telephone - Pool/clubhouse	\$ 500.00	\$ 580.00
TOTAL POOL	\$ 28,000.00	\$ 28,480.00

Community Room/Building

Clubhouse Maintenance	\$ 4,000.00	\$ 4,000.00
Plumbing Maintenance	\$ 350.00	\$ 350.00
Clubhouse Accessories	\$ 300.00	\$ 300.00
Keys/Locks	\$ 25.00	\$ -

Trash-clubhouse (dumpsters)	\$	800.00	\$	800.00
TOTAL CLUBHOUSE	\$	5,475.00	\$	5,450.00

Utilities				
Electricity	\$	13,000.00	\$	10,000.00
Natural Gas	\$	600.00	\$	500.00
Water & Sewer	\$	3,350.00	\$	5,000.00
TOTAL UTILITIES	\$	16,950.00	\$	15,500.00

Maintenance				
Neighborhood Improvements	\$	1,830.62	\$	1,000.00
Tree Removal (not grounds)	\$	3,000.00	\$	3,000.00
Grounds	\$	9,046.00	\$	8,327.00
BMP/Pond/Drainage maint.	\$	3,500.00	\$	3,500.00
Boat/ RV Storage maint.	\$	100.00	\$	50.00
Sprinkler System Maint.	\$	1,500.00	\$	1,500.00
Structure Maintenance			\$	-
Electrical Repairs	\$	500.00	\$	500.00
Irrigation Repairs	\$	3,850.00	\$	1,000.00
Doggie Pots	\$	500.00	\$	500.00
Shrub Removal	\$	1,545.00	\$	1,545.00
Plants/debris removal	\$	123.00	\$	123.00
TOTAL MAINTENANCE	\$	25,494.62	\$	21,045.00

Contract Services Maintenance				
Lawn Maint. & Landscaping	\$	30,060.00	\$	30,060.00
Mulch	\$	5,000.00	\$	5,000.00
Trash Program Expense	\$	55,990.00	\$	8,000.00
Lake Maintenance	\$	5,000.00	\$	5,000.00
TOTAL CONTRACT SERVICES	\$	96,050.00	\$	48,060.00

Reserves				
Reserve Study	\$	500.00	\$	500.00
Contingency Operating Resv. INT.	\$	15.00	\$	15.00
Capital Replacement Resv. DEP	\$	26,225.00	\$	28,408.00
Capital Replacement Resv. INT	\$	100.00	\$	50.00
Capital Improvement EXP.	\$	-		
TOTAL RESERVES	\$	26,840.00	\$	28,973.00

HOA TOTAL EXPENSES	\$	231,012.62	\$	193,846.00
TOTAL Expenses	\$	231,012.62	\$	194,296.00

HOA INCOME	\$	(5,648.62)	\$	-
Prior year carryover			\$	5,000.00
HOA NET INCOME			\$	5,000.00

VoW Kraken Swim Team Income	\$	-	\$	450.00
VoW Kraken Swim Team Expenses	\$	-	\$	450.00