

**WINDSOR PARK HOA
2025 - OWNERS APPROVED BUDGET
FOR HOA SERVICES**

DUES \$120 DUES +\$15

DESCRIPTION	JAN THRU DEC 2024 BUDGET	JAN THRU DEC 2024 ACTUAL	+ / - VARIANCE	JAN THRU DEC 2025 BUDGET	\$ 135.00 2025 BUDGET
OPERATING REVENUE					
Association Dues - \$120. @ Month X 88	\$ 126,720.00	\$ 102,653.98	\$ 24,066.02	\$ 126,720.00	
Association Dues - \$135. @ Month X 88			\$ -		\$ 142,560.00
Late Fees		\$ 839.67	\$ (839.67)		
Capitol Credit Refund	\$ 43.37		\$ 43.37		
Interest Income	\$ 47.30	\$ 36.40	\$ 10.90		
Legal Fees Riembursement			\$ -		
Assessments			\$ -		
Rienbursed Expense	\$ 285.10	\$ 45.00	\$ 240.10		
Violation Fees and Fines	\$ 163.49	\$ 220.10	\$ (56.61)		
TOTAL REVENUE	\$ 127,259.26	\$ 103,795.15	\$ 23,464.11	\$ 126,720.00	\$ 142,560.00
DIRECT EXPENSES					
Landscape Maintenance Contract Base -PB&J	\$ 70,395.00	\$ 36,289.45	\$ 34,105.55	\$ 60,000.00	\$ 60,000.00
Landscape Maintenance Contract - Other -PB&J	\$ 1,000.00	\$ 6,495.00	\$ (5,495.00)	\$ 13,495.00	\$ 13,495.00
Irrigation Contract - All Pro Irrigation-2024	\$ 13,265.00	\$ 21,510.14	\$ (8,245.14)	\$ -	\$ -
Irrigation - Other - All Pro Irrigation-2024	\$ 8,000.00	\$ 5,868.35	\$ 2,131.65	\$ -	\$ -
Irrigation Contract Base - Shires Irrigaion-2025	\$ -	\$ -	\$ -	\$ 13,495.00	\$ 13,495.00
Irrigation Contract - Other - Shires Irrigation-2025	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00
Propety Management Contract-HOA Services	\$ -	\$ 7,803.50	\$ (7,803.50)	\$ 12,372.00	\$ 12,372.00
Propety Management Contract-Heritage	\$ 8,448.00	\$ 3,520.00	\$ 4,928.00	\$ -	\$ -
Grand Valley Irrigation - Water shares	\$ 750.00	\$ 794.05	\$ (44.05)	\$ 750.00	\$ 750.00
City of Fruita Irrigation Fee	\$ 175.00		\$ 175.00	\$ 175.00	\$ 175.00
Grand Valley Power Electricity	\$ 2,500.00	\$ 1,225.58	\$ 1,274.42	\$ 2,500.00	\$ 2,500.00
Pet Waste Removal -	\$ 2,500.00	\$ 2,745.00	\$ (245.00)	\$ 2,000.00	\$ 2,000.00
Insurance-American Family	\$ 1,500.00		\$ 1,500.00	\$ 1,875.00	\$ 1,875.00
TOTAL DIRECT EXPENSES	\$ 108,533.00	\$ 86,251.07	\$ 22,281.93	\$ 114,662.00	\$ 114,662.00
OPERATING EXPENSES					
Silt Removal	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ -
Non-Budgeted Landscaping Work	\$ 1,000.00		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
No-Budgeted Irrigation Maintenance & Repairs	\$ 8,000.00	\$ 6,903.62	\$ 1,096.38	\$ 5,000.00	\$ 5,000.00
Building Fence Repairs	\$ 1,000.00		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Grounds Maintenance	\$ 1,200.00	\$ 425.00	\$ 775.00	\$ 1,000.00	\$ 1,000.00
Snow Removal	\$ 500.00		\$ 500.00	\$ 500.00	\$ 500.00
Shared Pond Cleaning-Canterbury Park	\$ -	\$ 500.00	\$ (500.00)	\$ 500.00	\$ 500.00
TOTAL OPERATING EXPENSES	\$ 14,700.00	\$ 7,828.62	\$ 6,871.38	\$ 9,000.00	\$ 9,000.00
ADMINISTRATIVE EXPENSES					
Meetings	\$ 60.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
License and Fees	\$ 48.00	\$ -	\$ 48.00	\$ 48.00	\$ 48.00
Bookkeeping Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Collection Agency Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Tax and License	\$ 60.00	\$ 53.00	\$ 7.00	\$ 60.00	\$ 60.00
Audit of Books	\$ -		\$ -	\$ -	\$ -
Printing, Postage, Office Supplies	\$ 1,500.00	\$ 1,869.72	\$ (369.72)	\$ 2,000.00	\$ 2,000.00
Bank Charges	\$ -		\$ -	\$ -	\$ -
Legal fees	\$ 1,000.00	\$ 1,190.00	\$ (190.00)	\$ 1,500.00	\$ 1,500.00
Reserve Fund Contribution	\$ -		\$ -	\$ 1,500.00	\$ 1,500.00
Miscellaneous	\$ -		\$ -	\$ -	\$ -
TOTAL ADMINISTRATIVE EXPENSES	\$ 2,668.00	\$ 3,142.72	\$ (474.72)	\$ 5,138.00	\$ 5,138.00
TOTAL ALL EXPENSES	\$ 125,901.00	\$ 97,222.41	\$ 28,678.59	\$ 128,800.00	\$ 128,800.00
RESERVE FUND CAPITOL IMPROVEMENTS					
Landscape - Playground-Mulch & Repair	\$ -	\$ -		\$ -	
Sidewalk Concrete Repairs	\$ 2,000.00			\$ -	
Irrigation - Pump house	\$ -			\$ -	
TOTAL CAPITAL IMPROVEMENTS	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -
RESERVE FUND CONTRIBUTION					
Reserves Annual Contributio - Other	\$ -				\$ 1,500.00
TOTAL RESERVE	\$ -				\$ 1,500.00
NET INCOME	\$ 1,358.26	\$ 6,572.74		\$ (2,080.00)	\$ 13,760.00
CASH ALLOCATION					
Reserve Fund as of 12/31/2024	\$ -	\$ 31,613.30			\$ 33,113.30
Operating Cash - Alpine Bank 12/31/2024	\$ -	\$ 11,216.99			
Total Cash as of 12/31/2024	\$ -	\$ 42,830.29			
CASH FLOW					
Beginning cash					
Ending Cash					

NONE