

# WINDSOR PARK HOMEOWNERS' ASSOCIATION, INC.

## 2019 BUDGET

**Monthly Assessment: \$100.00**

DESCRIPTION	JAN THRU DEC 2018 BUDGET	JAN THRU DEC 2018 ACTUAL	+ / - VARIANCE	JAN THRU DEC 2019 BUDGET	
<b>OPERATING REVENUE</b>					
Association Dues	\$ 105,600.00	\$ 94,541.53	\$ (11,058.47)	\$ 105,600.00	88 Units
Prepaid Dues	\$ -	\$ -	\$ -	\$ -	
Late Fees	\$ -	\$ 81.37	\$ 81.37	\$ -	
NSF Fees	\$ -	\$ 25.00	\$ -	\$ -	
Assessments	\$ -	\$ -	\$ -	\$ -	
Interest Income	\$ -	\$ 0.92	\$ 0.92	\$ -	
Violation Fees and Fines	\$ -	\$ -	\$ -	\$ -	
Insurance Claim Proceeds	\$ -	\$ 3,026.32	\$ 3,026.32	\$ -	
<b>TOTAL REVENUE</b>	<b>\$ 105,600.00</b>	<b>\$ 97,675.14</b>	<b>\$ (7,924.86)</b>	<b>\$ 105,600.00</b>	
<b>DIRECT EXPENSES</b>					
Landscape Maintenance Contract-US Lawns	\$ 40,257.23	\$ 40,012.57	\$ (244.66)	\$ 40,257.23	Weekly lawn maint
Irrigation Contract - Premier Solutions	\$ 13,259.55	\$ 10,756.39	\$ (2,503.16)	\$ 13,265.00	Weekly irrigation services
Property Management Contract-Monument Mgmt	\$ 9,000.00	\$ 7,400.00	\$ (1,600.00)	\$ 7,200.00	
Grand Valley Irrigation	\$ 750.00	\$ 606.41	\$ (143.59)	\$ 650.00	
City of Fruita Irrigation Fee	\$ -	\$ 133.90	\$ 133.90	\$ 135.00	
Grand Valley Power & Trash	\$ 2,500.00	\$ 2,302.87	\$ (197.13)	\$ 2,500.00	
Insurance-State Farm	\$ 770.00	\$ 1,090.00	\$ 320.00	\$ 1,150.00	
<b>TOTAL DIRECT EXPENSES</b>	<b>\$ 66,536.78</b>	<b>\$ 62,302.14</b>	<b>\$ (4,234.64)</b>	<b>\$ 65,157.23</b>	
<b>OPERATING EXPENSES</b>					
Grounds Maintenance	\$ 2,000.00	\$ 360.23	\$ (1,639.77)	\$ 2,500.00	2018-Pet Waste Clean-up, 2019-Turf issues
Landscaping-Non Contract (Landscape Projects)	\$ -	\$ 2,473.00	\$ 2,473.00	\$ 2,500.00	2018-Replace Dead Shrubs, 2019-Common area mulch
Irrigation Maintenance-Non Contract (Irrig Maint & Repair)	\$ 4,540.45	\$ 9,829.86	\$ 5,289.41	\$ 7,500.00	Pump,sprinkler repairs, winterization
Irrigation-Silt Removal	\$ 5,000.00	\$ 2,850.00	\$ (2,150.00)	\$ 5,000.00	
Irrigation-Pond Cleaning	\$ 2,500.00	\$ 2,440.00	\$ (60.00)	\$ 2,500.00	
Building Repairs (General Repairs & Maintenance)	\$ 1,000.00	\$ 1,100.00	\$ 100.00	\$ 1,000.00	Common area fence, structure repairs
Snow Removal	\$ 600.00	\$ -	\$ (600.00)	\$ 900.00	Common areas
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 15,640.45</b>	<b>\$ 19,053.09</b>	<b>\$ 3,412.64</b>	<b>\$ 21,900.00</b>	
<b>OPERATING EXPENSES NON-BUDGETED</b>					
Windsor Park Drive Curbed Circle Removal	\$ -	\$ 2,530.00	\$ 2,530.00	\$ -	
Globe Willow Tree Removal (Grounds Maintenance)	\$ -	\$ 1,950.00	\$ 1,950.00	\$ -	
Irrigation Water Remediation (Insurance Claim)	\$ -	\$ 4,101.39	\$ 4,101.39	\$ -	
<b>TOTAL NON-BUDGETED OPERATING EXPENSES</b>	<b>\$ -</b>	<b>\$ 8,581.39</b>	<b>\$ 8,581.39</b>	<b>\$ -</b>	
<b>ADMINISTRATIVE EXPENSES</b>					
Meetings	\$ 30.00	\$ -	\$ (30.00)	\$ 30.00	Meeting room rental
License and Fees	\$ 100.00	\$ 20.00	\$ (80.00)	\$ 35.00	Periodic Report-\$10, DORA-\$20
Bookkeeping Fees	\$ 175.00	\$ 85.00	\$ (90.00)	\$ -	
Collection Agency Expense	\$ -	\$ -	\$ -	\$ 100.00	Set-up Fee
Tax Preparation (Accounting & Taxes)	\$ -	\$ -	\$ -	\$ 150.00	
Audit of Books	\$ -	\$ 500.00	\$ 500.00	\$ -	
Printing, Postage, Office Supplies (Office Expense)	\$ 900.00	\$ 1,135.35	\$ 235.35	\$ 900.00	
Legal Fees	\$ 100.00	\$ -	\$ (100.00)	\$ 6,500.00	Collections, Policy Review
Miscellaneous	\$ 75.00	\$ -	\$ (75.00)	\$ -	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 1,380.00</b>	<b>\$ 1,740.35</b>	<b>\$ 360.35</b>	<b>\$ 7,715.00</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 83,557.23</b>	<b>\$ 91,676.97</b>	<b>\$ 8,119.74</b>	<b>\$ 94,772.23</b>	
Annual Reserve Contribution	\$ -	\$ -	\$ -	\$ 10,600.00	
<b>NET INCOME</b>	<b>\$ 22,042.77</b>	<b>\$ 5,998.17</b>	<b>\$ -</b>	<b>\$ 227.77</b>	

<b>CASH FLOW</b>		<b>RESERVE/SAVINGS</b>	
01/01/2018 - Beginning Cash	\$55,960.03	01/01/2018 - Beginning Cash	\$20,896.79
12/31/2018 - Ending Cash	<u>\$63,060.10</u>	12/31/2018 - Ending Cash	<u>\$20,899.28</u>
Net Increase	\$ 7,100.07	Net Increase	\$ 2.49