

# WINDSOR PARK HOMEOWNERS' ASSOCIATION, INC.

## 2020 BUDGET

### Monthly Assessment: \$100.00

DESCRIPTION	JAN THRU DEC 2019 BUDGET	JAN THRU DEC 2019 ACTUAL	+ / - VARIANCE	JAN THRU DEC 2020 BUDGET	
<b>OPERATING REVENUE</b>					
Association Dues	\$ 105,600.00	\$ 96,849.33	\$ (8,750.67)	\$ 105,600.00	88 Units
Prepaid Dues	\$ -	\$ -	\$ -	\$ -	
Late Fees	\$ -	\$ 161.64	\$ 161.64	\$ -	
NSF Fees	\$ -	\$ -	\$ -	\$ -	
Assessments	\$ -	\$ -	\$ -	\$ -	
Interest Income	\$ -	\$ 8.53	\$ 8.53	\$ -	
Violation Fees and Fines	\$ -	\$ -	\$ -	\$ -	
Insurance Claim Proceeds	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUE</b>	<u>\$ 105,600.00</u>	<u>\$ 97,019.50</u>	<u>\$ (8,580.50)</u>	<u>\$ 105,600.00</u>	
<b>DIRECT EXPENSES</b>					
Landscape Maintenance Contract-TBD	\$ 40,257.23	\$ 46,683.24	\$ 6,426.01	\$ 53,524.81	Weekly lawn maint
Irrigation Contract - Premier Solutions	\$ 13,265.00	\$ 11,946.20	\$ (1,318.80)	\$ 13,265.00	Weekly irrigation services
Property Management Contract-Monument Mgmt	\$ 7,200.00	\$ 7,200.00	\$ -	\$ 8,400.00	
Grand Valley Irrigation (Water Shares)	\$ 650.00	\$ 606.41	\$ (43.59)	\$ 625.00	
City of Fruita Irrigation Fee	\$ 135.00	\$ 130.00	\$ (5.00)	\$ 135.00	
Grand Valley Power (Electricity)	\$ 2,500.00	\$ 2,059.41	\$ (440.59)	\$ 2,200.00	
Insurance-State Farm	\$ 1,150.00	\$ 1,099.00	\$ (51.00)	\$ 1,500.00	
<b>TOTAL DIRECT EXPENSES</b>	<u>\$ 65,157.23</u>	<u>\$ 69,724.26</u>	<u>\$ 4,567.03</u>	<u>\$ 79,649.81</u>	
<b>OPERATING EXPENSES</b>					
Grounds Maintenance	\$ 2,500.00	\$ 823.96	\$ (1,676.04)	\$ 1,200.00	Waste Station Clean-up
Landscaping-Non Contract (Landscape Projects)	\$ 2,500.00	\$ 400.00	\$ (2,100.00)	\$ 650.00	
Irrigation Maintenance-Non Contract (Irrig Maint & Repair)	\$ 7,500.00	\$ 19,165.61	\$ 11,665.61	\$ 7,500.00	Pump,sprinkler repairs, winterization
Irrigation-Silt Removal	\$ 5,000.00	\$ 2,850.00	\$ (2,150.00)	\$ 3,000.00	
Irrigation-Pond Cleaning	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 2,500.00	
Building Repairs (General Repairs & Maintenance)	\$ 1,000.00	\$ 766.75	\$ (233.25)	\$ 1,000.00	Common area fence, structure repairs
Snow Removal	\$ 900.00	\$ 1,080.00	\$ 180.00	\$ 1,200.00	Common areas
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 21,900.00</u>	<u>\$ 25,086.32</u>	<u>\$ 3,186.32</u>	<u>\$ 17,050.00</u>	
<b>ADMINISTRATIVE EXPENSES</b>					
Meetings	\$ 30.00	\$ -	\$ (30.00)	\$ 30.00	Meeting room rental
License and Fees	\$ 35.00	\$ 10.00	\$ (25.00)	\$ 35.00	Periodic Report-\$10, DORA-\$20
Collection Agency Expense	\$ 100.00	\$ -	\$ (100.00)	\$ -	Moved to Legal Expense
Tax Preparation (Accounting & Taxes)	\$ 150.00	\$ 125.00	\$ (25.00)	\$ 125.00	
Office Expense (Printing, Postage, Supplies, Social)	\$ 900.00	\$ 1,378.87	\$ 478.87	\$ 1,000.00	
Legal Fees, Collection Expense	\$ 6,500.00	\$ 723.00	\$ (5,777.00)	\$ 5,300.00	Collections, Amendments
Miscellaneous	\$ -	\$ 92.68	\$ 92.68	\$ -	Moved to Office Expense
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<u>\$ 7,715.00</u>	<u>\$ 2,329.55</u>	<u>\$ (5,385.45)</u>	<u>\$ 6,490.00</u>	
<b>TOTAL EXPENSES</b>	<u>\$ 94,772.23</u>	<u>\$ 97,140.13</u>	<u>\$ 2,367.90</u>	<u>\$ 103,189.81</u>	
<b>RESERVE EXPENSES</b>					
Reserves Annual Contribution	\$ 10,600.00	\$ 10,600.00	\$ -	\$ 2,400.00	
<b>TOTAL RESERVE EXPENSES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,400.00</u>	
<b>NET INCOME</b>	<u>\$ 10,827.77</u>	<u>\$ (120.63)</u>	<u>\$ -</u>	<u>\$ 10.19</u>	

#### CASH FLOW 2019

Operating Account	\$53,680.44
Reserve Account	<u>\$31,507.81</u>
<b>TOTAL</b>	<u>\$85,188.25</u>