

# WINDSOR PARK HOMEOWNERS' ASSOCIATION, INC.

## 2021 BUDGET

### Monthly Assessment: \$100.00

DESCRIPTION	JAN THRU DEC 2020 BUDGET	JAN THRU DEC 2020 ACTUAL	+ / - VARIANCE	JAN THRU DEC 2021 BUDGET	
<b>OPERATING REVENUE</b>					
Association Dues	\$ 105,600.00	\$ 107,950.50	\$ 2,350.50	\$ 105,600.00	88 Units
Prepaid Dues	\$ -	\$ -	\$ -	\$ -	
Late Fees	\$ -	\$ 1,034.83	\$ 1,034.83	\$ -	
NSF Fees	\$ -	\$ -	\$ -	\$ -	
Assessments	\$ -	\$ -	\$ -	\$ -	
Interest Income	\$ -	\$ 3.16	\$ 3.16	\$ -	
Violation Fees and Fines	\$ -	\$ 300.00	\$ 300.00	\$ -	
Legal Fees Reimbursement	\$ -	\$ 325.00	\$ 325.00	\$ -	
Insurance Claim Proceeds	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUE</b>	<b>\$ 105,600.00</b>	<b>\$ 109,613.49</b>	<b>\$ 4,013.49</b>	<b>\$ 105,600.00</b>	
<b>DIRECT EXPENSES</b>					
Landscape Maintenance Contract	\$ 53,524.81	\$ 53,025.00	\$ (499.81)	\$ 57,843.00	WD Yards-Turf maint, weed control, trimming
Irrigation Contract - Premier Solutions	\$ 13,265.00	\$ 11,670.78	\$ (1,594.22)	\$ 13,265.00	Irrigation services
Property Management Contract-Monument Mgmt	\$ 8,400.00	\$ 8,300.00	\$ (100.00)	\$ 8,400.00	
Grand Valley Irrigation (Water Shares)	\$ 625.00	\$ 624.47	\$ (0.53)	\$ 650.00	
City of Fruita Irrigation Fee	\$ 135.00	\$ 140.00	\$ 5.00	\$ 140.00	
Grand Valley Power (Electricity)	\$ 2,200.00	\$ 2,787.05	\$ 587.05	\$ 2,500.00	
Insurance-American Family	\$ 1,500.00	\$ 808.49	\$ (691.51)	\$ 850.00	
<b>TOTAL DIRECT EXPENSES</b>	<b>\$ 79,649.81</b>	<b>\$ 77,355.79</b>	<b>\$ (2,294.02)</b>	<b>\$ 83,648.00</b>	
<b>OPERATING EXPENSES</b>					
Grounds Maintenance	\$ 1,200.00	\$ 1,186.15	\$ (13.85)	\$ 1,200.00	Waste Station Clean-up
Landscaping-Non Contract (Landscape Projects)	\$ 650.00	\$ 2,155.00	\$ 1,505.00	\$ 1,000.00	
Irrigation Maintenance-Non Contract (Irrig Maint & Repair)	\$ 7,500.00	\$ 11,399.13	\$ 3,899.13	\$ 6,000.00	Pump,sprinkler repairs, winterization
Irrigation-Silt Removal	\$ 3,000.00	\$ 1,800.00	\$ (1,200.00)	\$ 500.00	Canterbury Park HOA Reimbursement
Irrigation-Pond Cleaning	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ -	Moved to Reserves
Building Fence Repairs (General Repairs & Maintenance)	\$ 1,000.00	\$ 2,145.87	\$ 1,145.87	\$ 1,000.00	Common fence
Snow Removal	\$ 1,200.00	\$ 890.00	\$ (310.00)	\$ 1,200.00	Common areas
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 17,050.00</b>	<b>\$ 19,576.15</b>	<b>\$ 2,526.15</b>	<b>\$ 10,900.00</b>	
<b>ADMINISTRATIVE EXPENSES</b>					
Meetings	\$ 30.00	\$ -	\$ (30.00)	\$ 30.00	Meeting room R=rental
License and Fees	\$ 35.00	\$ 43.00	\$ 8.00	\$ 45.00	Periodic Report-\$10, DORA-\$35
Tax Preparation (Accounting & Taxes)	\$ 125.00	\$ 125.00	\$ -	\$ 125.00	
Office Expense (Printing, Postage, Supplies, Social)	\$ 1,000.00	\$ 1,057.30	\$ 57.30	\$ 1,200.00	
Legal Fees	\$ 5,300.00	\$ 8,529.00	\$ 3,229.00	\$ 1,250.00	Legal Consult, Collections
Reserve Study	\$ -	\$ -	\$ -	\$ 1,600.00	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 6,490.00</b>	<b>\$ 9,754.30</b>	<b>\$ 3,264.30</b>	<b>\$ 4,250.00</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 103,189.81</b>	<b>\$ 106,686.24</b>	<b>\$ 3,496.43</b>	<b>\$ 98,798.00</b>	
<b>RESERVE FUND CONTRIBUTION</b>					
Reserves Annual Contribution - General Fund	\$ 2,400.00		\$ -	\$ 4,300.00	Deferred Maintenance
				\$ 2,500.00	Pond Cleaning-Every Three Years
<b>TOTAL RESERVE</b>	<b>\$ 2,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,800.00</b>	
<b>NET INCOME</b>	<b>\$ 2,410.19</b>	<b>\$ 2,927.25</b>	<b>\$ -</b>	<b>\$ 2.00</b>	
<b>2021 CAPITAL IMPROVEMENTS - RESERVE EXPENSE</b>					
Landscape-Playground Mulch				\$ 8,100.00	
Landscape-Planters River Rock				\$ 4,400.00	
Landscape-Pond River Rock				\$ -	
Irrigation System-Pumphouse				\$ 20,000.00	
Irrigation System-Equipment					
Irrigation System-Electrical					
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,500.00</b>	

#### CASH FLOW 2020 -As of 12/31/20

Operating Account	\$54,984.68
Reserve Account	<u>\$31,510.97</u>
<b>TOTAL</b>	<b>\$86,495.65</b>