

WINDSOR PARK HOA

2026 Budget - Approved

88 Units. Dues Increase to \$165/month, effective 1 July

Previous Dues \$135/month

Income	2024 Actuals	2025 Actuals	2025 Budget	2026 Proposed
HOA Assessment (120*88)	\$102,653.98	\$146,115.96	\$142,560.00	\$158,400.00
Capital Credit Refund	\$0.00			
Reimbursed Expense	\$45.00			
Postage Reimbursement		\$127.28		
Interest on Bank Accounts	\$36.40	\$344.23		
Late Fee	\$839.67			
Violation Fines	\$220.10			
Insurance Claim Proceeds		\$19,135.86		
Other Income (Lien Fees Recovered)	\$0.00			
Total Income	\$103,795.15	\$165,723.33	\$142,560.00	\$158,400.00

Expenses

Fence Maintenance				\$1,000.00
Concrete Repairs				\$1,500.00
Repairs and Maintenance		\$6,387.72		\$7,500.00
Insurance Claim Repairs (Fix Sign)		\$21,446.46		
Landscape Improvements	\$425.00			
Landscape Maint-Contract	\$43,193.07	\$76,626.24	\$77,145.00	\$64,450.00
Landscape Maint-Non-Contract	\$6,495.00	\$17,498.39	\$15,000.00	\$15,000.00
Lien Filing & Processing		\$93.00		\$0.00
Irrigation Maint - On Contract	\$21,510.14	\$16,285.00	\$12,250.00	\$20,960.00
Irrigation Maint - Silt/Canterbury Clean up	\$5,868.35			\$2,500.00
Irrigation Water Shares	\$794.05	\$817.95	\$925.00	\$900.00
City of Fruita Irrigation Fee		\$302.25	\$500.00	\$500.00
Insurance		\$9,715.87	\$1,875.00	\$11,000.00
Management	\$11,323.50	\$12,672.00	\$12,372.00	\$12,372.00
Silt Removal / Pond Cleaning	\$500.00			
Snow Removal			\$500.00	\$500.00
Electricity	\$1,225.58	\$2,730.53	\$2,500.00	\$2,700.00
Legal & Accounting	\$1,190.00		\$1,500.00	\$500.00
Taxes & Licenses	\$53.00	\$340.25	\$108.00	\$53.00
Professional Services Expense		\$400.50	\$2,000.00	
Postage & Mailing	\$1,869.72	\$1,884.00		\$1,900.00
Process Server Fees				
Pet Waste Removal	\$2,745.00	\$2,925.00	\$2,000.00	\$3,000.00
Reimburseable Expense				
Misc. Expense / Meeting Expense	\$30.00	\$105.00	\$30.00	\$150.00
Transfer to Reserve				
Total Expenses	\$97,222.41	\$170,230.16	\$128,705.00	\$146,485.00

Net Income

6,572.74	-4,506.83	13,855.00	11,915.00
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Total Account Balances: March 2026

Operating:	\$ 39,267.49
Reserves:	\$ 18,500.37
Total Account Balances:	\$ 57,767.86