

**Wellington Neighborhood Association Operating Budget Information for Discussion Purposes Only**

<b>Income</b>	<b>2013 Proposed Budget</b>	<b>2013 Per Home per Month</b>	<b>2014 Realistic Budget</b>	<b>2014 Per Home per Month</b>
Dues	138,960.00	60.00	173,700.00	75.00
<b>Total Income</b>	<b>138,960.00</b>	<b>60.00</b>	<b>173,700.00</b>	<b>75.00</b>
<b>Expenses</b>				
Landscaping	31,500.00	13.60	40,000.00	17.27
Professional HOA, Legal & Accounting Fees	29,500.00	12.74	29,500.00	12.74
Snow Removal Shoveling	19,500.00	8.42	19,500.00	8.42
Snow Removal Plowing	18,000.00	7.77	34,350.00	14.83
Reserves	13,565.00	5.86	17,370.00	7.50
Utilities Water	12,500.00	5.40	13,500.00	5.83
Snow Removal Extra Snow Removal	5,000.00	2.16	10,000.00	4.32
Advertising	35.00	0.02	35.00	0.02
Bank Service Charges	120.00	0.05	120.00	0.05
Insurance	3,600.00	1.55	3,600.00	1.55
Licenses and Permits	45.00	0.02	45.00	0.02
Neighborhood Events	0.00	0.00	0.00	0.00
Office Supplies & Storage	1,745.00	0.75	1,745.00	0.75
Pet Maintenance	1,500.00	0.65	1,500.00	0.65
Postage & Delivery	350.00	0.15	350.00	0.15
Repairs	1,000.00	0.43	1,085.00	0.47
Utilities Electric	1,000.00	0.43	1,000.00	0.43
<b>Total Expenses</b>	<b>138,960.00</b>	<b>60.00</b>	<b>173,700.00</b>	<b>75.00</b>
<b>Notable 2013 Budget Changes - What we did to make the budget work</b>				
Reduction of Landscaping Services	-8,672.00	-3.74		
Elimination of Neighborhood Events	-2,655.00	-1.15		
Reduction of Storage and Get Rid of Tent	-1,500.00	-0.65		
<b>Expected 2014 Changes</b>				
Change in Plowing Contractor - Next Lowest Bid	16,350.00	7.06		
Increase in Landscaping due to Additional Areas	8,500.00	3.67		
Change in Snow Removal Extra	5,000.00	2.16		
<b>Possible 2014 Savings</b>				
Shovel only Greens and Not Walkways	-10,175.00	-4.39		
Eliminate Pet Maintenance	-1,500.00	-0.65		
Eliminate Hanging Baskets	-1,000.00	-0.43		
<b>Possible 2014 and Future Increases</b>				
HOA Administration to Market Rates (Wilderness Prop Mgmt Rates)	48,250.00	20.83		
Increase Snow Shoveling Service Levels	19,500.00	8.42		
Increase Snow Plowing Service Levels	18,000.00	7.77		
Increase Landscaping Service Levels	15,000.00	6.48		
Lowest Cost Rodeo Drive Community Area (Preliminary Estimate)	10,760.00	4.65		
Highest Cost Rodeo Drive Community Area (Preliminary Estimate)	81,336.00	35.12	Possible Revenue to Offset	
Monitor Parking so Neighbors do not have to Report Violations	50,000.00	21.59		

**The Neighborhood started in 2002 and dues were \$60. It is now 2013 and that same \$60 has the purchasing power of less than \$47.**

**We need to increase the amount going into our reserves to be fiscally responsible and to minimize the possibility of special assessments in the future.**