Wellington Neighborhood Association Proposed Operating Budget for 2015

Income	Notes	2015 Adopted Budget See notes below	**2014 Adopted Budget** 2013 Landscape service levels, shoveling all sidewalks in the neighborhood and a $10,000 contribution to reserves.
Dues	1	$156,000	$156,000
Total Income		$156,000	$156,000
Expenses			
Advertising		$35	$35
Bank Service Charges		$120	$120
Insurance	2	$3,600	$3,600
Landscape Maintenance	3	$12,500	$17,250
Irrigation Maintenance & Repair	4	$13,000	$18,000
Licenses and Permits		$45	$45
Neighborhood Events		$0	$0
Office Supplies & Storage	5	$2,200	$2,200
Pet Maintenance		$1,500	$1,500
Postage & Delivery		$350	$350
Professional HOA, Legal & Accounting Fees	6	$63,000	$30,000
Repairs		$950	$1,000
Reserves	7	$4,850	$10,000
Snow removal			
Snow Plowing	8	$27,000	$29,200
Snow Shoveling	9	$14,850	$23,200
Extra Snow Removal	10	$0	$3,500
Uncatagorized Expenses			
Utilities			
Electric	11	$1,000	$1,000
Water	12	$11,000	$15,000
Total Expenses		**$156,000**	**$156,000**
Total Income		**$156,000**	**$0**
Monthly Dues to Support this buget		$65 per month	$65.00 per month

Notes	
1	200 homes at $65 monthly
2	Based on $1000 deductible; considering a higher deductible $2500, $5000 and $10000
3	Reduced Summit Landscaping Scope of work (similar to 2011 levels)
4	Assuming reduced Thetford Landscaping Scope of work due to repairs this season
5	$50 x12=600 is storage
6	Assuming Jennifer works until Jul 1 as HOA Adminstator, then we hire Mgmt
7	Will bring reserve balance to $51k
8	Typical All Phase 3 yr contract and Scope of work
9	Visor Scope of work W/O walkways to homes
10	All work would be a Reserve Expense
11	Based on annual usage
12	Based on projected actuals for 2014 and new watering schedule and water sensors