WELLINGTON NEIGHBORHOOD ASSOC.
Proposed 2019 Operating Budget
January - December 2019

10/9/2018 Version 1

	Budget	Notes
Income		
Association Dues Monthly	202,785.00	Includes proposed dues increase of $4.00/month. 271 units full year and 7 units partial year
Monthly Reserve Revenue		
Non-Profit Income		
Violation Fines		
Total Income	$ 202,785.00	
Gross Profit	$ 202,785.00	
Expenses		
Bank Service Charges	50.00	
Common Area Painting		
Painting	300.00	
Total Painting	$ 350.00	
Insurance		
Crime Fidelity Policy	415.00	
Directors and Officers Policy	275.00	
Liability Policy	3,500.00	
Total Insurance	$ 4,190.00	
Landscape		
Landscape - Additional	5,000.00	
Landscape - Contract	48,450.00	Increased to include added common areas for Lincoln Park in 2018
Test Backflow Devices	1,400.00	Increased to include added water connections for Lincoln Park in 2018
Total Landscape	$ 54,850.00	
Neighborhood Events		
Annual Election	200.00	
Halloween	50.00	
Bike Rodeo	300.00	
Neighborhood Garage Sale	150.00	
Annual Meetings	200.00	
Total Neighborhood Events	$ 900.00	
Office Expenses		
Printing and Reproduction	300.00	
Declaration Voting	775.00	
Storage Space	780.00	
Total Office Expenses	$ 1,855.00	
Pet Maintenance	1,500.00	
Postage and Delivery	400.00	
Accounting	200.00	
Legal Fees	1,000.00	
Management Fees	53,000.00	
Recording fees	250.00	
Total Professional Fees	$ 56,350.00	
Repairs	1,250.00	
Snow Removal		
Plow Alleys/Guest Parking	31,500.00	Includes increased contract rate for 2019 - $5,250/month for 6 months
Snow Plow Extra	3,500.00	
Snow removal sidewalks	18,125.00	Includes increased contract rate for 2019 - $3,625/month for 5 months
Total Snow Removal	$ 54,375.00	
Utilities		
Electric	950.00	
Water	26,250.00	Increased connections to 14 @ $1,875/connection annually (Average of 2017 and 2018 actuals)
Total Utilities	$ 27,200.00	
Total Expenses	$ 200,070.00	
Net Operating Income	$ 2,715.00	
Other Expenses		
Contingency	2,715.00	
Total Other Expenses	$ 2,715.00	
Net Other Income	-$ 2,715.00	
Net Income	$ 0.00	