

Wellington Neighborhood Association

2023 Draft Budget

January - December

Actuals through December 2022 are estimated.

Denver area CPI at 8.2%

Total

Income	Actual	Budget	over Budget	% of Budget	23 Draft Budget	Notes: Explanation of Increase/Decrease
Association Dues Monthly	244,470.00	244,470.00	0.00	100.00%	307,762.28	Monthly Dues \$91.26 (85.32 to OP and \$5.94 to Reserve)
Monthly Reserve Revenue	160.00		160.00		-20,029.68	
Total Income	\$ 244,630.00	\$ 244,470.00	\$ 160.00	100.07%	\$ 287,732.60	
Gross Profit	\$ 244,630.00	\$ 244,470.00	\$ 160.00	100.07%	\$ 287,732.60	
Expenses						
Insurance			0.00			
Crime Fidelity Policy	390.95	435.00	-44.05	89.87%	435.00	Crime Fidelity has not increased over the last 2 years- keep flat
Directors and Officers Policy	310.66	370.00	-59.34	83.96%	370.00	21 - 22 policy decreased \$32 - keep flat
Liability Policy	3,567.76	3,860.00	-292.24	92.43%	3,952.00	Policy increased \$92 from 21-22
Total Insurance	\$ 4,269.37	\$ 4,665.00	-\$ 395.63	91.52%	\$ 4,757.00	
Landscape			0.00			
General Landscape Maintenance	0.00		0.00			
Landscape - Additional	6,129.74	6,625.00	-495.26	92.52%	6,000.00	Merge other & additional
Landscape - Contract	51,660.90	61,905.00	-10,244.10	83.45%	63,500.00	
Landscape - Other			0.00			Removing Line
Landscape supplies	1,877.30		1,877.30			Removing Line
Noxious Weed Destruction	750.00	600.00	150.00	125.00%	750.00	
Sprinkler repairs	3,731.25		3,731.25		1,200.00	Change line to Irrigation Repairs
Test Backflow Devices	2,495.00	1,860.00	635.00	134.14%	2,500.00	
Total Landscape	\$ 66,644.19	\$ 70,990.00	-\$ 4,345.81	93.88%	\$ 73,950.00	
Licenses and Permits	39.00	200.00	-161.00	19.50%	50.00	Dora and SOS fees & taxes
Neighborhood Events	0.00		0.00		0.00	
Annual Election	300.00	300.00	0.00	100.00%	300.00	
Bike Rodeo	0.00	200.00	-200.00	0.00%	0.00	Removing Line
Halloween	0.00	50.00	-50.00	0.00%	0.00	No permit needed
Neighborhood Garage Sale	0.00	150.00	-150.00	0.00%	150.00	
Total Neighborhood Events	\$ 300.00	\$ 700.00	-\$ 400.00	42.86%	\$ 500.00	
Office Expenses						
Printing and Reproduction	300.00	300.00	0.00	100.00%	300.00	Packets to be sent out
Software		60.00	-60.00	0.00%	0.00	
Storage Space		900.00	-900.00	0.00%	0.00	
Total Office Expenses	\$ 300.00	\$ 1,260.00	-\$ 960.00	23.81%	\$ 300.00	
Parking Pass Dispenser	239.58		239.58		250.00	rename to parking passes
Parking Permit Dispenser	492.99		492.99		300.00	
Pet Maintenance	1,443.73	1,425.00	18.73	101.31%	1,500.00	
Postage and Delivery		350.00	-350.00	0.00%	200.00	
Professional Fees			0.00		0.00	
Accounting	270.20	300.00	-29.80	90.07%	300.00	
Legal Fees		1,000.00	-1,000.00	0.00%	1,000.00	
Management Fees	58,070.00	58,070.00	0.00	100.00%	62,715.60	
Recording fees	587.12	585.00	2.12	100.36%	685.00	
Total Professional Fees	\$ 58,927.32	\$ 59,955.00	-\$ 1,027.68	98.29%	\$ 66,950.60	
Purchases	0.00		0.00			Removing Line
Repairs	8,769.11	9,100.00	-330.89	96.36%	9,000.00	
Snow Removal						
Plow Alleys/Guest Parking	42,000.00	34,500.00	7,500.00	121.74%	45,000.00	Increase due to inflation and fuel prices
Snow Plow Extra	5,202.50	5,000.00	202.50	104.05%	5,000.00	
Snow removal sidewalks	29,200.00	21,500.00	7,700.00	135.81%	36,000.00	
Total Snow Removal	\$ 76,402.50	\$ 61,000.00	\$ 15,402.50	125.25%	\$ 95,000.00	
Utilities			0.00			
Electric	1,164.59	1,100.00	64.59	105.87%	1,250.00	
Water	33,500.00	33,500.00	0.00	100.00%	33,500.00	
Total Utilities	\$ 34,664.59	\$ 34,600.00	\$ 64.59	100.19%	\$ 34,750.00	
Website	225.00	225.00	0.00	100.00%	225.00	
Total Expenses	\$ 252,717.38	\$ 244,470.00	\$ 8,247.38	103.37%	\$ 287,732.60	
Net Operating Income	-\$ 8,087.38	\$ 0.00	-\$ 8,087.38		\$ 0.00	
Other Income						
1st Time Buyer Reserve Fee	217.50		217.50			
Interest Income	123.65		123.65			
Total Other Income	\$ 341.15	\$ 0.00	\$ 341.15		\$ 0.00	
Net Other Income	\$ 341.15	\$ 0.00	\$ 341.15		\$ 0.00	
Net Income	-\$ 7,746.23	\$ 0.00	-\$ 7,746.23		\$ 0.00	