Wellington Neighborhood HOA

FY2026 Budget

Account #	Account Name	2025 Annual Budget	2025 Projected Actuals	2025 Variance Budget v Actuals	2026 Proposed Budget	Comments
	Operating Income					
4200	Operating Dues	$ 317,722.19	$ 317,709.84	$ (12.35)	$ 330,319.28	
4290	Operating Interest Earned	$ -	$ 198.05	$ 198.05		
	Total Operating Income	**$ 317,722.19**	**$ 317,907.89**	**$ 185.70**	**$ 330,319.28**	
	Operating Expense					
5110	General Repairs & Maintenance	$ 9,500.00	$ 6,879.73	$ 2,620.27	$ 9,500.00	Flat to PY Budget
5610	Grounds & Landscaping - General	$ 80,767.00	$ 82,505.00	$ (1,738.00)	$ 83,840.46	Per 2026 Proposal
5620	Landscaping & Irrigation - Additional	$ 20,000.00	$ 19,495.81	$ 504.19	$ 20,000.00	T&M Additional Irrigation Repairs Estimate
5710	Snow Plowing & Removal	$ 92,550.00	$ 94,092.50	$ (1,542.50)	$ 98,797.00	5% Increase from PY
5810	Electricity	$ 1,131.92	$ 594.47	$ 537.45	$ 1,131.00	Flat to PY Budget. 2025 Credit From Xcel
5860	Water	$ 32,498.48	$ 29,794.53	$ 2,703.95	$ 32,498.00	Flat to PY Budget. 2025 Credit from TOB Water
6110	Accounting	$ 500.00	$ 293.86	$ 206.14	$ 500.00	Tax Return
6130	Property Tax Expense	$ 200.00	$ 195.55	$ 4.45	$ 200.00	Flat to PY Budget
6140	Bank Charges	$ 3,384.00	$ 3,424.00	$ (40.00)	$ 3,424.00	Flat to PY Projected Actuals
6210	General Liability Insurance	$ 4,893.78	$ 5,129.70	$ (235.92)	$ 6,453.00	Policy Period 3/27/25-3/27/26 (3 months of existing premium + 9 months of estimated 20% increase in premium)
6310	Legal Fees	$ 1,000.00	$ 2,266.00	$ (1,266.00)	$ 1,000.00	Flat to PY Budget
6410	Administrative - General	$ 300.00	$ 373.31	$ (73.31)	$ 400.00	
6420	Meeting Expense	$ 300.00	$ -	$ 300.00	$ 300.00	Flat to PY Budget
6425	Special Events	$ 300.00	$ -	$ 300.00	$ 300.00	
6440	Storage Expense	$ 830.00	$ 150.00	$ 680.00	$ -	Removed Storage Unit
6460	Website	$ 260.00	$ 589.66	$ (329.66)	$ 589.66	Additional website security and services
6500	Management Fees	$ 69,307.01	$ 69,306.96	$ 0.05	$ 71,386.16	3% Increase
	Total Operating Expense	**$ 317,722.19**	**$ 315,091.08**	**$ 2,631.11**	**$ 330,319.28**	
	Total Operating Income	$ 317,722.19	$ 317,907.89	$ (185.70)	$ 330,319.28	
	Total Operating Expense	$ 317,722.19	$ 315,091.08	$ 2,631.11	$ 330,319.28	
	NOI - Net Operating Income	**$ -**	**$ 2,816.81**	**$ 2,816.81**	**$ -**	
	Reserve Income					
7200	Reserve Dues Income	$ 29,600.00	$ 29,606.16	$ (6.16)	$ 33,850.00	Funding per 2022 Reserve Study
7310	Reserve Interest Earned	$ -	$ 481.74	$ (481.74)		
7700	Working Capital	$ -	$ 927.00	$ (927.00)		
	Total Reserve Income	**$ 29,600.00**	**$ 31,014.90**	**$ 1,414.90**	**$ 33,850.00**	
	Reserve Expense					
8200	Reserve Expense	$ 35,330.21	$ 88,827.99	$ (53,497.78)	$ 19,799.00	Concrete and Fence Repairs Per 2022 Study
	Total Reserve Expense	**$ 35,330.21**	**$ 88,827.99**	**$ (53,497.78)**	**$ 19,799.00**	
	Net Other Income	**$ (5,730.21)**	**$ (57,813.09)**	**$ 52,082.88**	**$ 14,051.00**	
	Total Income	$ 347,322.19	$ 348,922.79	$ (1,600.60)	$ 364,169.28	
	Total Expense	$ 353,052.40	$ 403,919.07	$ (50,866.67)	$ 350,118.28	
	Net Income	**$ (5,730.21)**	**$ (54,996.28)**	**$ (49,266.07)**	**$ 14,051.00**	

	2025	2026	Total Increase	2026 Dues Per Unit Per Month	
Operating Dues	$ 317,722.19	$ 330,319.28		Operating Dues	$ 97.96
Reserve Dues	$ 29,600.00	$ 33,850.00		Reserve Dues	$ 10.04
Total Dues	**$ 347,322.19**	**$ 364,169.28**	**4.85%**		**$ 108.00**