

Wellington Neighborhood HOA						
FY2026 Budget						
Account #	Account Name	2025 Annual Budget	2025 Projected Actuals	2025 Variance Budget v Actuals	2026 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
						Policy Period 3/27/25-3/27/26 (3 months of existing premium + 9 months of estimated 20% increase in premium)
6210	General Liability Insurance	\$ 4,893.78	\$ 5,129.70	\$ (235.92)	\$ 6,453.00	Flat to PY Budget
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	

Operating Dues	\$ 317,722.19	\$ 330,319.28	Total Increase 4.85%	Operating Dues	\$ 97.96
Reserve Dues	\$ 29,600.00	\$ 33,850.00		Reserve Dues	\$ 10.04
Total Dues	\$ 347,322.19	\$ 364,169.28		Total Dues	\$ 108.00