

# WINDSOR PARK HOA

## Approved 2024 Budget

<b>Income</b>	<b>Budget '23</b>	<b>Actual '23</b>	<b>Variance</b>	<b>Proposed '24</b>	
HOA Assessment (120*88)	126,720.00	133,999.78	7,279.78	126,720.00	
Capital Credit Refund	0.00	43.37	43.37	0.00	
Reimbursed Expense	0.00	0.00	0.00	0.00	
Interest on Bank Accounts	0.00	47.30	47.30	0.00	
Late Fee	0.00	163.49	163.49	0.00	
Violation Fines	0.00	0.00	0.00	0.00	
Other Income (Lien Fees Recovered)	0.00	285.10	285.10	0.00	
<b>Total Income</b>	<b>126,720.00</b>	<b>134,539.04</b>	<b>7,819.04</b>	<b>126,720.00</b>	
<b>Expenses</b>	<b>Budget '23</b>	<b>Actual '23</b>	<b>Variance</b>	<b>Proposed '24</b>	
Fence Maintenance	1,000.00	366.69	-633.31	1,000.00	
Concrete Repairs	0.00	2,800.00	2,800.00	2,000.00	Phase II Repairs to Sidewall
Landscape Improvements	1,500.00	162.41	-1,337.59	1,000.00	
Landscape Maint-On Contract	74,435.00	73,348.19	-1,086.81	70,395.00	
Landscape Maint-Off Contract	1,500.00	548.52	-951.48	1,000.00	
Lien Filing & Processing	0.00	298.99	298.99	0.00	
Irrigation Maint - On Contract	13,265.00	13,265.00	0.00	13,265.00	
Irrigation Maint - Off Contract	11,000.00	24,702.59	13,702.59	8,000.00	
Irrigation Water Shares	900.00	743.40	-156.60	750.00	
City of Fruita Irrigation Fee	150.00	161.25	11.25	175.00	
Insurance	1,500.00	1,360.67	-139.33	1,500.00	
Management	7,392.00	7,392.00	0.00	8,448.00	
Silt Removal / Pond Cleaning	0.00	0.00	0.00	3,000.00	
Snow Removal	1,000.00	0.00	-1,000.00	500.00	
Electricity	2,850.00	2,140.29	-709.71	2,500.00	
Reserve Study	0.00	0.00	0.00	0.00	
Legal & Accounting	3,000.00	859.00	-2,141.00	1,000.00	
Taxes & Licenses	50.00	40.00	-10.00	60.00	
Postage & Mailing	1,200.00	2,359.36	1,159.36	1,500.00	
Process Server Fees	0.00	455.00	455.00	0.00	
Pet Waste Removal	0.00	2,483.00	2,483.00	2,500.00	
Reimburseable Expense	0.00	0.00	0.00	0.00	
Misc. Expense / Meeting Expense	60.00	134.15	74.15	50.00	
Transfer to Reserve	8,100.00	0.00	-8,100.00	5,000.00	
<b>Total Expenses</b>	<b>128,902.00</b>	<b>133,620.51</b>	<b>4,718.51</b>	<b>123,643.00</b>	
<b>Net Income</b>	<b>-2,182.00</b>	<b>918.53</b>	<b>3,100.53</b>	<b>3,077.00</b>	
Operating Account as of 12/31/23	18,261.66				
Savings as of 12/31/23	31,565.78				
<b>Total Cash as of 12/31/23</b>	<b>49,827.44</b>				