

WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.				
2019 Budget				
December 27, 2018	Est 2019 Income	Est 2019 Expenses	2018 Actual Income	2018 Actual Expense
INCOME				
Association Dues	\$62,637.00		\$60,264.00	
Interest /Transfer fees	\$400.00		\$300.00	
Interest	\$30.00		\$45.00	
2019 Dues Increase				
Recapture of Reserve Account				
Special Assessment			\$4,600.00	
EXPENSES				
Insurance & Administrative Expense				
Association Liability Insurance		\$660.00		\$657.00
Office Supplies, envelopes		\$0.00		\$0.00
Corporate Reporting Fee				
Bank Service Charge				\$10.00
State HOA Registration		\$10.00		\$10.00
HOA Annual Meeting Facility		\$50.00		\$50.00
Special Hearing Meeting Facility		\$25.00		\$25.00
Legal Fees		?		\$409.00
Web Site		\$1,100.00		
Bookkeeping/Accounting				
Accounting & Tax Preparation		\$1,500.00		\$1,500.00
Landscape Maintenance				
Landscape Maintenance		\$26,267.00		\$26,256.00
Entry Planter Flowers north/south		\$350.00		\$203.00
Landscape Contingency		\$1,000.00		
Landscape/Plant/Tree Replacements		\$500.00		\$200.00
Tree Trimming		\$2,500.00		\$500.00
Tree/Stump Removal		\$500.00		\$0.00
Emerald Ash Bore/maple Treatments		\$0.00		\$2,884.00
Tree Spraying & Nutrient		\$1,900.00		\$1,850.00
Miscellaneous Expense				
HOA Summer Party		\$50.00		\$11.00
Flag Replacement		\$35.00		\$0.00
Repairs/Maintenance				
Sprinkler System Repairs/Inspection		\$1,000.00		\$2,335.00
HOA Fence Repairs		\$0.00		\$1,750.00
7 Regular Snow Removals including 4 North Face Lots		\$6,500.00		\$4,722.00
2019 Snow Contingency		\$2,000.00		
Utilities				
Common Electric		\$620.00		\$618.00
Irrigation Water 2 meters		\$16,500.00		\$17,093.00
Sub-Total	\$63,067.00	\$63,067.00	\$65,209.00	\$61,083.00
			\$4,126.00	(transfer to reserve)
Total Budget 2019	\$63,067.00	\$63,067.00		
Dues Required	\$62,637.00	2018 Assessment /Lot	2019 Assessment/Lot	2019 Increase/Month
29 Lots, Blocks 1 & 2 (80%)	\$50,109.60	\$138.00	\$144.00	\$6.00
17 Lots, Block 3 (20%)	\$12,527.40	\$60.00	\$62.00	\$2.00
2019 Total Annual Dues Assessment	\$62,637.00			