

# WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.

## 2020 Approval Budget

2020 Budget 12/13/2019 rev 01/03/2020

2020 Est. Income

2020 Est. Exp

2019 Actual Inc.

2019 Actual Exp

<b>INCOME</b>				
2019 Association Dues	\$	62,760.00		\$ 62,760.00
Interest /Transfer fees	\$	500.00		\$ 700.00
Interest	\$	100.00		\$ 108.00
2020 Dues (per 2% CPI Increase)	\$	1,255.00		
2020 Supplemental Dues Assessment	\$	4,841.00		
<b>EXPENSES</b>				
<b>Insurance &amp; Administrative Expense</b>				
Association Liability Insurance		\$ 650.00		\$ 644.00
Office Supplies, envelopes				\$ -
Corporate Reporting Fee	\$	10.00		\$ 10.00
Bank Service Charge	\$	-		\$ -
State HOA Registration	\$	-		\$ -
HOA Annual Meeting Facility	\$	25.00		\$ 25.00
	\$	-		\$ -
Legal Fees	\$	-		\$ 525.00
Web Site	\$	250.00		\$ 979.00
<b>Bookkeeping/Accounting</b>				
Accounting & Tax Preparation	\$	1,500.00		\$ 1,500.00
<b>Landscape Maintenance</b>				
Landscape Maintenance	\$	28,570.00		\$ 26,256.00
Entry Planter Flowers north/south	\$	350.00		\$ 242.00
Landscape Contingency	\$	-		\$ -
Landscape/Plant/Tree Replacements	\$	2,000.00		\$ 1,560.00
Tree Trimming	\$	2,500.00		\$ 1,405.00
Tree/Stump Removal	\$	500.00		\$ 500.00
Emerald Ash Bore/maple Treatments	\$	2,500.00		\$ -
Tree Spraying & Nutrient	\$	2,500.00		\$ 2,496.00
<b>Miscellaneous Expense</b>				
HOA Summer Party	\$	50.00		\$ 9.00
Flag Replacement	\$	45.00		\$ 45.00
<b>Repairs/Maintenance</b>				
Sprinkler System Repairs/Inspection	\$	1,000.00		\$ 3,267.00
HOA Fence Repairs	\$	-		\$ -
7 Regular Snow Removals including	\$	6,500.00		\$ 5,849.00
4 North Face Lots				
2019 Snow Contingency	\$	1,304.00		\$ -
<b>Utilities</b>				
Common Electric	\$	700.00		\$ 610.00
Irrigation Water 2 meters	\$	18,502.00		\$ 17,723.00
<b>Sub-Total</b>	<b>\$</b>	<b>69,456.00</b>	<b>\$</b>	<b>63,568.00</b>
<b>Total Budget 2020</b>	<b>\$</b>	<b>69,456.00</b>		

**Westbrook Village 2020 Dues Increase Summary**

2019 Monthly Dues	Regular Dues	Supp. Dues	Total Dues/Month
Blocks 1 and 2 (29 lots, 80%)	\$ 144.00	\$ -	\$ 144.00
Block 3 (17 Lots, 20%)	\$ 62.00	\$ -	\$ 62.00
<b>2020 Monthly Dues</b>			
Blocks 1 and 2	<b>\$ 147.00</b>	<b>\$ 11.00</b>	<b>\$ 158.00</b>
Block 3	<b>\$ 63.25</b>	<b>\$ 4.75</b>	<b>\$ 68.00</b>