



**Annual Budget Summary - Operating**  
 Villages of Westcreek Owners' Association, Inc.  
 2025

Date: 11/14/2024  
 Time: 3:15 pm  
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Account	Total
<b>INCOME</b>	
<b>Assessment Revenue</b>	
4110-00 Homeowner Assessment	\$1,782,344.52
<b>Total Assessment Revenue</b>	<b>\$1,782,344.52</b>
<b>Recreation &amp; Community Activities Revenue</b>	
4100-00 Soccer Income	85,000.00
4101-00 Fall Fest Income	2,500.00
4102-00 Swim Lessons Income	2,500.00
4103-00 Kickboxing/Water Aerobics/Zumba Income	1,000.00
4104-00 Smash Income	4,500.00
4105-00 Casino Night	2,000.00
4109-00 Swim Team Income	2,500.00
4110-00 Salsa Class Income	250.00
4115-00 Sponsorship	2,000.00
4121-00 Dance 2 Fit	200.00
4124-00 Flag Football	3,500.00
4127-00 Camp Gladiator Income	1,500.00
4130-00 Food Truck Income	500.00
4131-00 Market Day Income	1,200.00
4133-00 ID Card Income	3,000.00
4140-00 Science Camp	600.00
<b>Total Recreation &amp; Community Activities Revenue</b>	<b>\$112,750.00</b>
<b>Other Revenue</b>	
4602-00 Pool Usage Fees	7,500.00
4603-00 Pavillion Usage Fees	11,000.00
4605-00 Community Center Usage	38,000.00
<b>Total Other Revenue</b>	<b>\$56,500.00</b>
<b>Total OPERATING INCOME</b>	<b>\$1,951,594.52</b>
<b>EXPENSES</b>	
<b>Maintenance Dept.</b>	
5110-00 Maintenance Supplies	24,000.00
5111-00 Electrical/Lighting	8,000.00
5112-00 Clock Tower	1,500.00
5114-00 Ranger Upkeep	3,500.00
5120-00 Common Area Maintenance	18,000.00
5129-00 Plumbing Repairs & Maintenance	6,000.00
5135-00 Common Area Improvements	20,000.00
5150-00 Irrigation Maint/ Repairs	12,000.00
5152-00 Vandalism	100.00
5155-00 Park Fence/Gate Maintenance	1,500.00
5156-00 Major Street Fences	15,000.00
5180-00 Community Center Appliance Maintenance	6,000.00
5185-00 Holiday Decorating	6,500.00
5195-00 Community Center Maintenance	5,000.00
5910-00 Landscape Improvements	40,000.00
<b>Total Maintenance Dept.</b>	<b>\$167,100.00</b>
<b>Utilities</b>	
5170-00 Trash Collection	7,000.00
5210-00 Electric	35,000.00
5220-00 Water	35,000.00
5230-00 Streetlight Electric	8,000.00
6140-00 Telephone	15,000.00



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<b>Total Utilities</b>	<b>\$100,000.00</b>
<b>Admin. Costs</b>	
5310-00 General Administrative	\$60,000.00
5311-00 Meeting Expense	8,500.00
5412-00 Payroll Processing Charge	18,210.12
5420-00 Office Supplies	8,500.00
5425-00 Office Furniture/Equipment	10,000.00
5435-00 ID Card Expense	3,500.00
5440-00 Bank Charges	2,000.00
5445-00 Dues and Subscriptions	2,000.00
5455-00 Licenses and Permits	350.00
5550-00 Taxes	500.00
<b>Total Admin. Costs</b>	<b>\$113,560.12</b>
<b>Standards Dept</b>	
5507-00 Standards Signs	200.00
<b>Total Standards Dept</b>	<b>\$200.00</b>
<b>Insurance and Taxes</b>	
5540-00 Insurance Liability and Property	70,481.83
5541-00 Insurance- Workmans Comp	1,000.00
5550-00 Audit and Tax Services	6,000.00
<b>Total Insurance and Taxes</b>	<b>\$77,481.83</b>
<b>Recreation and Community Activities Expenses</b>	
5603-00 Special Events and Monthly Activities	27,000.00
5604-00 Street signs and Banners	3,000.00
5808-00 Flag Football	13,000.00
5810-00 Soccer Expense	60,000.00
5811-00 New Programs	1,000.00
5825-00 Swim Lesson Instructors	2,500.00
5831-00 Smash Expense	3,500.00
5832-00 Zumba Expense	1,000.00
<b>Total Recreation and Community Activities Expenses</b>	<b>\$111,000.00</b>
<b>Payroll</b>	
5906-00 Full Time Employee	450,481.41
5909-00 Common Area Monitors	70,000.00
5910-00 Employee Insurance	52,200.00
5925-00 Payroll Taxes	25,000.00
5935-00 Staff Performance Incentive	2,000.00
<b>Total Payroll</b>	<b>\$599,681.41</b>
<b>Contracts</b>	
5140-00 Landscape Maintenance Contract	138,666.52
5410-00 Management Fee	30,000.00
5430-00 Copier Contract	3,000.00
5945-00 Security-Patrol	67,218.92
6001-00 Pest Control Contract	3,200.00
6002-00 Security Contract	72,000.00
6003-00 Street Sweeping	650.00
6004-00 Janitorial Contract- Special Cleanings	3,500.00
6005-00 Weekly Janitorial Comm Center	7,500.00
6007-00 Security-Reservations	8,000.00
6008-00 Security - BOD Meetings	300.00
6223-00 Fire Alarm/Sprinkler Contract	16,500.00
6225-00 Pool Management Contract	38,110.00



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Account	Total
<b>Total Contracts</b>	<b>\$388,645.44</b>
<b>Pool</b>	
6125-00 Pool Repairs	7,000.00
6129-00 Pool Furniture	1,000.00
6130-00 Pool Supplies	3,000.00
<b>Total Pool</b>	<b>\$11,000.00</b>
<b>Other Operating Expenses</b>	
5380-00 Insurance Deductible	1,000.00
5430-00 Legal	8,000.00
6210-00 Professional Development	1,200.00
6214-00 Software	600.00
6215-00 Flags	1,000.00
6217-00 Website Development	2,000.00
<b>Total Other Operating Expenses</b>	<b>\$13,800.00</b>
<b>Reserve</b>	
6300-00 Transfer to Reserve	207,094.40
<b>Total Reserve</b>	<b>\$207,094.40</b>
<b>Total OPERATING EXPENSE</b>	<b>\$1,789,563.20</b>
<b>Net - Operating Totals</b>	<b>\$162,031.32</b>



**Annual Budget Summary - Reserve**  
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<b>INCOME</b>	
Total RESERVE INCOME	<u>\$0.00</u>
<b>EXPENSES</b>	
<b>Maintenance Dept.</b>	
5160-00 Mailbox Replacement and Repairs	162,031.32
<b>Total Maintenance Dept.</b>	<u>\$162,031.32</u>
<b>Total RESERVE EXPENSE</b>	<u>\$162,031.32</u>
<b>Net - Reserve Totals</b>	(\$162,031.32)

