

Villages of Westcreek Owners' Association, Inc.			
	Account	Description	2017 Budget
Income Accounts			
Assessment Revenue			
	40-4110-00	Homeowner Assessment	\$1,350,360.00
Recreation Dept Revenue			
	41-4100-00	Soccer	\$27,000.00
		Basketball	\$10,000.00
		Clinic- basketball	\$1,000.00
	41-4101-00	Fall Fest/Jubilee	\$8,000.00
	41-4102-00	Swim Lessons	\$13,000.00
	41-4103-00	Kickboxing/Water Aerobics/Zumba	\$2,000.00
	41-4104-00	Smash	\$3,000.00
	41-4108-00	Community Fitness and Tennis	\$4,000.00
	41-4109-00	Swim Team	\$1,000.00
	41-4111-00	Softball	\$2,200.00
		Advertising	\$15,000.00
		Community Efforts	\$10,000.00
Pool			
	44-4400-00	Pool Usage Fees	\$3,000.00
	44-4402-00	Pool Party Gateguard	\$3,000.00
	44-4403-00	Pool Guest Passes	\$5,000.00
Resale/ Transfer			
	45-4215-00	Transfer/refinance Fees	\$10,000.00
	45-4500-01	Resale certificate	\$20,000.00
Other Revenue			
	46-4602-00	Estate/Yard Sales	\$5,000.00
	46-4603-00	Pavillion Usage Fees	\$7,500.00
	46-4605-00	Community Center Usage	\$22,000.00
	46-4606-00	SO Monitor	\$5,000.00
	46-4608-00	Concession Stand	\$5,000.00
		Bingo Night	\$3,000.00
Total			\$1,535,060.00
Expense Accounts			
Maintenance Dept.			
	51-5110-00	Maintenance Supplies	\$6,500.00
	51-5111-00	Electrical/Lighting	\$3,000.00
	51-5145-00	Landscaping	\$5,000.00
	51-5152-00	Vandalism	\$9,900.00
	51-5156-00	Major Street Fences	\$5,000.00
	51-5180-00	Comm Center HVAC	\$500.00
	51-5510-00	Pest Control	\$2,000.00
	60-6009-00	Invasive animal removal	\$500.00
	62-6215-00	Community Center Maintenance	\$2,000.00
Utilities			
	52-5170-00	Trash Collection	\$5,000.00
	52-5210-00	Electric	\$42,000.00
	52-5220-00	Water	\$42,000.00
	52-6140-00	Telephone	\$7,200.00
Admin Costs			
	53-5310-00	General Administrative	\$7,500.00
	53-5410-00	Management Fee	\$54,000.00
	54-5325-00	Office Supplies	\$4,000.00
	54-5370-00	Office Furniture/Equipment	\$500.00
	54-5371-00	Copier Contract	\$5,000.00
	54-5373-00	ID Card Expense	\$3,000.00
	62-6200-00	Bank Charges	\$400.00
	62-6201-00	Dues and Subscriptions	\$500.00
	62-6203-00	Record Storage	\$600.00
	62-6207-00	Licenses and Permits	\$400.00
Standards Dept			
	55-5500-00	Uniforms	\$200.00
	55-5507-00	Signs	\$2,000.00
Insurance and Taxes			
	57-5540-00	Insurance Liability and Property	\$18,300.00
	57-5541-00	Insurance- Workmans Comp	\$5,537.00
	57-5542-00	Corp and Property Taxes	\$4,622.00
	62-5420-00	Audit and Tax Services	\$3,900.00
Payroll			
	59-5901-00	CM/AC	\$95,000.00
	59-5904-00	Super of Standards	\$35,000.00
	59-5905-00	Standards Monitors	\$32,000.00

	59-5906-00	Admin Full Time	\$30,000.00
	59-5907-00	Admin Part Time	\$10,500.00
	59-5903-00	Super of Rec	\$35,000.00
	59-5908-00	Rec Assistant	\$25,000.00
		Security	\$5,000.00
	59-5909-00	Park Monitors	\$30,000.00
	59-5910-00	Head Lifeguard	\$4,500.00
	59-5911-00	Lifeguards	\$29,000.00
	59-5912-00	Gate Guards	\$20,000.00
	57-5543-00	Payroll Taxes	\$25,000.00
	59-5915-00	Payroll Expenses	\$40,000.00
	60-6008-00	Drug Testing	\$300.00
	62-6212-00	Staff Performance Incentive	\$5,000.00
Contracts			
	60-5140-00	Landscape Maintenance Contract	\$195,000.00
	60-6001-00	Pest Control Contract	\$200.00
	60-6003-00	Street Sweeping	\$1,300.00
	60-6004-00	Jantorial Contract	\$4,500.00
	60-6006-00	Community Center Alarm Contract	\$3,000.00
		Fire Alarm/Sprinkler Contract	\$2,000.00
Pool			
	60-6130-00	Pool Supplies	\$1,000.00
	60-6135-00	Pool Management	\$36,000.00
	61-6125-00	Pool Maint/ Repair	\$5,000.00
	61-6126-00	Pump Maintenance	\$5,000.00
	61-6129-00	Pool Furniture	\$1,000.00
Rec. Dept.			
	56-5600-01	Uniforms	\$200.00
	56-5603-00	Special Events and Monthly Activities	\$100.00
	56-5604-00	Rec Dept. Signs	\$500.00
Community Activities			
	58-5801-00	Easter Egg Hunt	\$300.00
	58-5802-00	Fall Festival/Jubilee	\$15,000.00
	58-5805-00	Lighting Contest	\$300.00
	58-5806-00	Sports Equipment	\$1,000.00
	58-5807-00	National Night Out	\$2,000.00
	58-5810-00	Soccer	\$24,000.00
	58-5811-00	New Programs	\$3,000.00
		Softball	\$1,000.00
	59-5913-00	Swim Lesson Instructors	\$4,500.00
	59-5914-00	Pool Party Payroll	\$2,000.00
		Concessions	\$1,000.00
	62-6219-00	Party Monitoring	\$4,000.00
Other Operating Expenses			
	62-5380-00	Insurance Deductible	\$10,000.00
	62-5430-00	Legal	\$15,000.00
	62-5710-00	Recoverable Legal	\$3,250.00
	53-5580-00	Bad Debts	\$150,000.00
	62-6205-00	Note Payable Interest	\$80,000.00
	62-6206-00	Current Portion Note Payable	\$88,000.00
	62-6216-00	Newsletter Development	\$1,000.00
	62-6217-00	Website Development	\$1,500.00
Reserve			
	63-6300-00	Transfer to Reserve	\$88,291.00
Expense Accounts Total			\$1,412,300.00
Reserve Contributions			
Reserve Study Requirement 2017			67,000.00
Income Accounts			
Reserve			
	42-4236-00	Contribution from Assessments	\$128,291.00
Interest			
	43-4050-99	Interest Income	\$0.00
Total Contributions			\$128,291.00
VWOA FINANCIAL FORECAST			
	Total Revenue		\$1,535,060.00
	Total Expenses		\$1,412,300.00