

Villages of Westcreek Owners' Association, Inc.			
Account	Description	2018 Budget	
Operating Accounts			
Income Accounts			
Assessment Revenue			
40-4110-00	Homeowner Assessment	\$1,347,987.76	
Recreation Dept Revenue			
41-4100-00	Soccer Income	\$55,000.00	
41-4101-00	Fall Fest Income	\$3,500.00	
41-4103-00	Kickboxing/Water Aerobics/Zumba Income	\$1,500.00	
41-4104-00	Smash Income	\$1,500.00	
41-4109-00	Swim Team Income	\$2,500.00	
41-4111-00	Tball income	\$4,200.00	
41-4112-00	Basketball Income	\$2,600.00	
41-4113-00	Clinic-Basketball Income	\$400.00	
41-4115-00	Advertising	\$6,000.00	
Pool			
44-4400-00	Pool Usage Fees	\$6,500.00	
Other Revenue			
46-4602-00	Estate/Yard Sale Income	\$3,500.00	
46-4603-00	Pavillion Usage Fees	\$6,000.00	
46-4605-00	Community Center Usage	\$24,000.00	
Income Accounts Total		\$1,465,187.76	
Expense Accounts			
Maintenance Dept.			
51-5110-00	Maintenance Supplies	\$7,000.00	
51-5111-00	Electrical/Lighting	\$1,000.00	
51-5120-00	Common Area Maintenance	\$3,000.00	
51-5135-00	Common Area Improvements	\$2,000.00	
51-5150-00	Irrigation Maint/ Repairs	\$300.00	
51-5152-00	Vandalism	\$5,000.00	
51-5155-00	Park Fence/Gate Maintenance	\$2,000.00	
51-5156-00	Major Street Fences	\$10,000.00	
51-5180-00	Comm Center HVAC	\$1,500.00	
51-5190-00	Invasive Animal Removal	\$500.00	
51-5195-00	Community Center Maintenance	\$2,000.00	
51-5910-00	Landscape Improvements	\$5,000.00	
Utilities			
52-5170-00	Trash Collection	\$5,000.00	
52-5210-00	Electric	\$30,000.00	
52-5220-00	Water	\$40,000.00	
52-6140-00	Telephone	\$9,300.00	
Admin. Costs			
53-5310-00	General Administrative	\$36,000.00	
53-5311-00	Meeting Expense	\$2,000.00	
53-5330-00	Bank Service Charge	\$2,000.00	
53-5410-00	Management Fee	\$54,000.00	
53-5411-00	On Site Community Manager	\$60,000.00	
53-5412-00	Payroll Processing Charge	\$20,000.00	
53-5413-00	On Site Standards Manager	\$50,000.00	
53-5420-00	Office Supplies	\$4,000.00	
53-5425-00	Office Furniture/Equipment	\$2,000.00	
53-5430-00	Copier Contract	\$3,000.00	
53-5435-00	ID Card Expense	\$300.00	
53-5455-00	Licenses and Permits	\$300.00	
Office Admin Costs			
54-5315-00	Postage	\$15.00	
54-5320-00	Postage meter Contract	\$2,300.00	
Standards Dept			
55-5507-00	Standards Signs	\$1,000.00	
Rec. Dept.			
56-5603-00	Special Events and Monthly Activities	\$2,500.00	
56-5604-00	Rec Dept. Signs	\$500.00	
Insurance and Taxes			
57-5540-00	Insurance Liability and Property	\$24,000.00	
57-5541-00	Insurance- Workmans Comp	\$2,000.00	
57-5542-00	Corp and Property Taxes	\$2,500.00	
57-5544-00	Insurance- Directors and Officers	\$10,000.00	
57-5550-00	Audit and Tax Services	\$1,000.00	
Community Activities			
58-5801-00	Easter Egg Hunt	\$500.00	
58-5802-00	Fall Festival	\$6,500.00	
58-5805-00	Lighting Contest	\$150.00	

	58-5806-00	Sports Equipment	\$1,000.00
	58-5807-00	National Night Out	\$1,000.00
	58-5810-00	Soccer Expense	\$24,000.00
	58-5815-00	Basketball	\$500.00
	58-5811-00	New Programs	\$3,000.00
	58-5812-00	Tball Expenses	\$1,000.00
	58-5813-00	Concessions	\$1,000.00
	58-5820-00	Carnival	\$3,000.00
	58-5835-00	Party Monitoring	\$4,000.00
Payroll			
	59-5901-00	CM/AC	\$45,000.00
	59-5903-00	Super of Rec	\$45,000.00
	59-5940-00	Officiating	\$4,000.00
	59-5906-00	Admin Full Time	\$50,000.00
	59-5907-00	Admin Part Time	\$20,000.00
	59-5908-00	Rec Assistant	\$2,500.00
	59-5945-00	SO monitors	\$10,000.00
	59-5909-00	Park Monitors	\$2,000.00
	59-5915-00	Payroll Expenses	\$2,000.00
	59-5920-00	Security	\$40,000.00
	59-5925-00	Payroll Taxes	\$14,000.00
	59-5930-00	Drug Testing	\$300.00
	59-5935-00	Staff Performance Incentive	\$3,000.00
Contracts			
	60-5140-00	Landscape Maintenance Contract	\$195,000.00
	60-6001-00	Pest Control Contract	\$400.00
	60-6003-00	Street Sweeping	\$1,000.00
	60-6005-00	Weekly Janitorial Comm Center	\$6,000.00
	60-6006-00	Community Center Alarm Contract	\$1,500.00
	60-6007-00	Computer Contract	\$6,000.00
	60-6223-00	Fire Alarm/Sprinkler Contract	\$2,500.00
Pool			
	61-6125-00	Pool Maint/ Repair	\$20,000.00
	61-6126-00	Pump Maintenance	\$2,000.00
	61-6127-00	Pool/Deck	\$1,500.00
	61-6129-00	Pool Furniture	\$5,000.00
	61-6130-00	Pool Supplies	\$500.00
	61-6135-00	Pool Management	\$75,000.00
Other Operating Expenses			
	62-5365-00	Depreciation Expense	\$12,500.00
	62-5380-00	Insurance Deductible	\$10,000.00
	62-5430-00	Legal	\$10,000.00
	62-6130-00	Amenity Center Supplies/General	\$3,000.00
	62-6200-00	Bad Debts	\$50,000.00
	62-6205-00	Note Payable Interest	\$48,000.00
	62-6206-00	Current Portion Note Payable	\$88,000.00
	62-6208-00	Travel Expenses (Mileage)	\$200.00
	62-6210-00	Meals	\$500.00
	62-6214-00	Software	\$300.00
	62-6217-00	Website Development	\$1,800.00
Reserve			
	63-6300-00	Transfer to Reserve	\$138,022.76
	63-6301-00	Capital Improvements	\$100,000.00
Expense Accounts Total			\$1,465,187.76
Operating Accounts Net			\$0.00
Reserve Accounts			
Income Accounts			
Reserve			
	42-4236-00	Contribution To Reserves	\$238,022.76
Interest			
	43-4050-00	FCB Interest Income	\$0.00
Income Accounts Total			\$238,022.76
Expense Accounts			
Reserve Expenses			
	65-6501-00	Reserve Expenses	\$50,000.00
	65-6505-00	Capital Replacement Reserve	\$50,000.00
Expense Accounts Total			\$100,000.00
Reserve Accounts Net			\$138,022.76