

Villages of Westcreek Owners' Association, Inc.			
	Account	Description	2020 Budget
Operating Accounts			
Income Accounts			
Assessment Revenue			
	40-4110-00	Homeowner Assessment	\$1,349,446.04
	40-4111-00	Community Center Assessment	\$0.00
	40-4115-00	Pro-rated Assessment	\$0.00
	40-4120-00	Builder Assessment	\$0.00
	40-4130-00	Special Assessment	\$0.00
	40-4135-00	Capital Improvement Fee	\$0.00
	40-4210-00	Late Fee Income	\$0.00
	40-4211-00	Collections Income	\$0.00
	40-4220-00	Fine Income	\$0.00
	40-4400-00	Misc. Income	\$0.00
Recreation & Community Activities Revenue			
	41-4100-00	Soccer Income	\$47,500.00
	41-4101-00	Fall Fest Income	\$500.00
	41-4102-00	Swim Lessons Income	\$1,500.00
	41-4103-00	Kickboxing/Water Aerobics/Zumba Income	\$500.00
	41-4104-00	Smash Income	\$2,750.00
	41-4105-00	Casino Night	\$1,500.00
	41-4109-00	Swim Team Income	\$1,500.00
	41-4112-00	Basketball Income	\$1,250.00
	41-4113-00	Clinic-Basketball Income	\$250.00
	41-4115-00	Sponsorship	\$3,000.00
	41-4117-00	T-Ball/Baseball Income	\$3,800.00
	41-4118-00	Volleyball Income	\$1,000.00
	41-4120-00	Karate Income	\$2,000.00
	41-4121-00	Dance 2 Fit	\$450.00
	41-4122-00	Yoga	\$500.00
	41-4123-00	Painting Class	\$350.00
	41-4124-00	Flag Football	\$5,000.00
	41-4125-00	Cross Training	\$2,000.00
	41-4126-00	New Programs	\$0.00
	41-4127-00	Camp Gladiator Income	\$500.00
	41-4130-00	Food Truck Income	\$4,500.00
	41-4131-00	Market Day Income	\$1,600.00
Other Revenue			
	46-4602-00	Pool Usage Fees	\$5,000.00
	46-4603-00	Pavillion Usage Fees	\$15,000.00
	46-4605-00	Community Center Usage	\$32,000.00
	46-4609-00	Bingo Night	\$200.00
Income Accounts Total			\$1,483,596.04
Expense Accounts			
Maintenance Dept.			
	51-5110-00	Maintenance Supplies	\$20,000.00
	51-5111-00	Electrical/Lighting	\$4,000.00
	51-5112-00	Clock Tower	\$0.00
	51-5113-00	Parking Lots/ Streets Repair	\$0.00
	51-5120-00	Common Area Maintenance	\$13,500.00
	51-5129-00	Plumbing Repairs & Maintenance	\$0.00
	51-5135-00	Common Area Improvements	\$12,000.00
	51-5150-00	Irrigation Maint/ Repairs	\$5,000.00

	51-5152-00	Vandalism	\$2,500.00
	51-5155-00	Park Fence/Gate Maintenance	\$2,000.00
	51-5156-00	Major Street Fences	\$7,500.00
	51-5180-00	Community Center Appliance Maintenance	\$1,500.00
	51-5185-00	Holiday Decorating	\$5,000.00
	51-5190-00	Invasive Animal Removal	\$500.00
	51-5195-00	Community Center Maintenance	\$2,500.00
	51-5510-00	Pest Control	\$550.00
	51-5720-00	Recoverable Maintenance	\$0.00
	51-5910-00	Landscape Improvements	\$20,000.00
Utilities			
	52-5170-00	Trash Collection	\$6,600.00
	52-5210-00	Electric	\$30,000.00
	52-5220-00	Water	\$43,000.00
	52-5230-00	Streetlight Electric	\$8,000.00
	52-6140-00	Telephone	\$14,500.00
Admin. Costs			
	53-5310-00	General Administrative	\$45,000.00
	53-5311-00	Meeting Expense	\$12,000.00
	53-5330-00	Bank Service Charge	\$2,000.00
	53-5412-00	Payroll Processing Charge	\$20,000.00
	53-5420-00	Office Supplies	\$10,000.00
	53-5425-00	Office Furniture/Equipment	\$2,000.00
	53-5435-00	ID Card Expense	\$2,000.00
	53-5455-00	Licenses and Permits	\$300.00
	53-5550-00	Taxes	\$0.00
Standards Dept			
	55-5507-00	Standards Signs	\$200.00
Insurance and Taxes			
	57-5540-00	Insurance Liability and Property	\$33,787.80
	57-5541-00	Insurance- Workmans Comp	\$1,000.00
	57-5550-00	Audit and Tax Services	\$2,500.00
Recreation and Community Activities Expenses			
	58-5603-00	Special Events and Monthly Activities	\$0.00
	58-5604-00	Street signs and Banners	\$700.00
	58-5801-00	Easter Egg Hunt	\$2,500.00
	58-5802-00	Fall Festival	\$8,000.00
	58-5803-00	Volleyball Expense	\$1,000.00
	58-5806-00	Sports Equipment	\$0.00
	58-5807-00	National Night Out	\$1,000.00
	58-5808-00	Flag Football	\$2,500.00
	58-5810-00	Soccer Expense	\$38,000.00
	58-5811-00	New Programs	\$1,500.00
	58-5815-00	Basketball	\$3,500.00
	58-5816-00	Clinic-Basketball	\$0.00
	58-5817-00	T-Ball/Baseball Expense	\$1,000.00
	58-5818-00	Santa in the Park Expense	\$600.00
	58-5821-00	Casino Night	\$6,000.00
	58-5822-00	Lighting Contest	\$150.00
	58-5830-00	Bulk Pick Up Expense	\$750.00
Payroll			
	59-5903-00	Super of Rec	\$50,000.00
	59-5906-00	Admin Full Time	\$75,000.00
	59-5907-00	Admin Part Time	\$10,000.00
	59-5908-00	Rec Assistant	\$4,800.00
	59-5909-00	Common Area Monitors	\$35,000.00
	59-5910-00	Employee Insurance	\$4,800.00
	59-5925-00	Payroll Taxes	\$18,000.00

	59-5935-00	Staff Performance Incentive	\$5,000.00
Contracts			
	60-5140-00	Landscape Maintenance Contract	\$185,000.00
	60-5410-00	Management Fee	\$55,080.00
	60-5411-00	On Site Community Manager	\$59,500.00
	60-5413-00	On Site Standards Manager	\$55,000.00
	60-5430-00	Copier Contract	\$2,400.00
	60-5945-00	Security-Patrol	\$65,000.00
	60-6001-00	Pest Control Contract	\$1,700.00
	60-6002-00	Security Contract	\$73,645.50
	60-6003-00	Street Sweeping	\$1,000.00
	60-6005-00	Weekly Janitorial Comm Center	\$12,000.00
	60-6007-00	Security-Reservations	\$14,000.00
	60-6008-00	Security - BOD Meetings	\$1,080.00
	60-6223-00	Fire Alarm/Sprinkler Contract	\$2,500.00
	60-6225-00	Pool Management Contract	\$25,000.00
Pool			
	61-6125-00	Pool Repair	\$10,000.00
	61-6129-00	Pool Furniture	\$2,500.00
	61-6130-00	Pool Supplies	\$1,500.00
Other Operating Expenses			
	62-5365-00	Depreciation Expense	\$0.00
	62-5380-00	Insurance Deductible	\$1,000.00
	62-5430-00	Legal	\$15,000.00
	62-5710-00	Recoverable Legal	\$0.00
	62-6200-00	Bad Debts	\$0.00
	62-6205-00	Note Payable Interest	\$30,816.99
	62-6206-00	Current Portion Note Payable	\$0.00
	62-6208-00	Travel: Mileage, Parking, Meals	\$2,000.00
	62-6213-00	Equipment Rental	\$0.00
	62-6214-00	Software	\$0.00
	62-6215-00	Flags	\$1,500.00
	62-6217-00	Website Development	\$2,000.00
Reserve			
	63-6300-00	Transfer to Reserve	\$265,135.75
	63-6301-00	Capital Improvements	\$0.00
Expense Accounts Total			\$1,483,596.04
Operating Accounts Net			\$0.00
Reserve Accounts			
Income Accounts			
Reserve			
	42-4236-00	Contribution To Reserves	\$280,305.71
Other Revenue			
	46-4050-00	FCB Interest Income	\$0.00
	46-4050-99	Interest Income - Reserve	\$0.00
Income Accounts Total			\$280,305.71
Expense Accounts			
Reserve Expenses			
	65-6501-00	Reserve Expenses	\$24,000.00
	65-6505-00	Capital Replacement Reserve	\$0.00
	65-6510-00	Capital Improvement Reserve	\$0.00
Expense Accounts Total			\$24,000.00
Reserve Accounts Net			\$256,305.71