

Villages of Westcreek Owners' Association, Inc.								
	Account	Description	2023 Budget	2023 Actual as of May 15, 2023	2024 Budget No Increase	2024 Budget with 5% Increase	2024 Budget with 10% Increase	Notes
<b>Operating Accounts</b>								
<b>Income Accounts</b>								
<b>Assessment Revenue</b>								
	40-4110-00	Homeowner Assessment	\$1,473,012.00	\$490,904.00	\$1,473,012.00	\$1,546,662.60	\$1,620,313.20	5% Increase= \$453.60 for 3408 homes/\$113.40 for 7 unbuildable lots. 10% Increase=\$475.20 for 3408 homes/\$118.80 for 7 unbuildable lots.
	40-4111-00	Community Center Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4115-00	Pro-rated Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4120-00	Builder Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4130-00	Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4135-00	Capital Improvement Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4210-00	Late Fee Income	\$0.00	\$4,501.88	\$0.00	\$0.00	\$0.00	
	40-4211-00	Collections Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4220-00	Fine Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	40-4400-00	Misc. Income	\$0.00	\$888.00	\$0.00	\$0.00	\$0.00	
<b>Recreation &amp; Community Activities Revenue</b>								
	41-4100-00	Soccer Income	\$49,989.74	\$43,727.58	\$85,000.00	\$85,000.00	\$85,000.00	
	41-4101-00	Fall Fest Income	\$2,500.00	\$100.00	\$2,500.00	\$2,500.00	\$2,500.00	
	41-4102-00	Swim Lessons Income	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	
	41-4103-00	Kickboxing/Water Aerobics/Zumba Income	\$500.00	\$829.00	\$1,000.00	\$1,000.00	\$1,000.00	
	41-4104-00	Smash Income	\$2,000.00	\$3,151.50	\$3,500.00	\$3,500.00	\$3,500.00	
	41-4105-00	Casino Night	\$2,000.00	\$1,208.91	\$2,000.00	\$2,000.00	\$2,000.00	
	41-4106-00	Ballroom Dancing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4107-00	National Night Out Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4108-00	Piano Class Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4109-00	Swim Team Income	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	
	41-4110-00	Salsa Class Income	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00	
	41-4112-00	Basketball Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4113-00	Clinic-Basketball Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4114-00	Jubilee Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4115-00	Sponsorship	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	
	41-4116-00	Community Efforts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4117-00	T-Ball/Baseball Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4118-00	Volleyball Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4120-00	Karate Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4121-00	Dance 2 Fit	\$200.00	\$0.00	\$200.00	\$200.00	\$200.00	
	41-4122-00	Yoga	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4123-00	Painting Class	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4124-00	Flag Football	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00	
	41-4125-00	Cross Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	41-4126-00	New Programs	\$0.00	\$235.00	\$0.00	\$0.00	\$0.00	
	41-4127-00	Camp Gladiator Income	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	
	41-4130-00	Food Truck Income	\$1,000.00	\$350.00	\$1,000.00	\$1,000.00	\$1,000.00	
	41-4131-00	Market Day Income	\$1,600.00	\$450.00	\$1,200.00	\$1,200.00	\$1,200.00	
	41-4132-00	Fireworks Stand Income	\$14,000.00	\$7,000.00	\$14,000.00	\$14,000.00	\$14,000.00	
	41-4133-00	ID Card Income	\$3,000.00	\$633.00	\$3,000.00	\$3,000.00	\$3,000.00	
<b>Resale/ Transfer</b>								
								Current Assessment=\$432/Year

45-4215-00	Transfer Fee Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
45-4500-01	Resale Certificate Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Other Revenue</b>							
46-4050-98	Interest Income - Operating	\$0.00	\$171.01	\$0.00	\$0.00	\$0.00	
46-4601-00	Website/Newsletter Advertisements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
46-4602-00	Pool Usage Fees	\$5,000.00	\$2,940.00	\$5,000.00	\$5,000.00	\$5,000.00	
46-4603-00	Pavillion Usage Fees	\$15,000.00	\$2,530.00	\$15,000.00	\$15,000.00	\$15,000.00	
46-4604-00	Fence Repair/Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
46-4605-00	Community Center Usage	\$38,000.00	\$20,365.00	\$38,000.00	\$38,000.00	\$38,000.00	
46-4606-00	Community Center Cleaning Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
46-4607-00	Estate/Yard Sale Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
46-4608-00	Concession Stand	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
46-4609-00	Bingo Night	\$0.00	\$22.00	\$0.00	\$0.00	\$0.00	
New							
<b>Income Accounts Total</b>		<b>\$1,619,801.74</b>	<b>\$580,006.88</b>	<b>\$1,656,412.00</b>	<b>\$1,730,062.60</b>	<b>\$1,803,713.20</b>	
<b>Expense Accounts</b>							
<b>Maintenance Dept.</b>							
51-5110-00	Maintenance Supplies	\$15,000.00	\$4,494.42	\$7,000.00	\$7,000.00	\$7,000.00	
51-5111-00	Electrical/Lighting	\$8,500.00	\$1,844.38	\$8,500.00	\$8,500.00	\$8,500.00	
51-5112-00	Clock Tower	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5113-00	Parking Lots/ Streets Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5114-00	Ranger Upkeep	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	
51-5120-00	Common Area Maintenance	\$12,000.00	\$1,596.82	\$20,000.00	\$20,000.00	\$20,000.00	
51-5129-00	Plumbing Repairs & Maintenance	\$1,000.00	\$2,875.24	\$6,000.00	\$6,000.00	\$6,000.00	
51-5135-00	Common Area Improvements	\$10,000.00	\$1,900.00	\$20,500.00	\$20,500.00	\$20,500.00	Addition of WCV&Talley Monuments and solar lighting
51-5145-00	Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5150-00	Irrigation Maint/ Repairs	\$5,000.00	\$5,484.73	\$12,000.00	\$12,000.00	\$12,000.00	
51-5152-00	Vandalism	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00	
51-5155-00	Park Fence/Gate Maintenance	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	
51-5156-00	Major Street Fences	\$10,000.00	\$339.31	\$12,050.52	\$15,000.00	\$15,000.00	
51-5157-00	Natural Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5158-00	Improved Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5180-00	Community Center Appliance Maintenance	\$3,000.00	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	
51-5185-00	Holiday Decorating	\$6,000.00	\$0.00	\$6,500.00	\$6,500.00	\$6,500.00	
51-5190-00	Invasive Animal Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5195-00	Community Center Maintenance	\$3,500.00	\$2,180.36	\$5,000.00	\$5,000.00	\$5,000.00	
51-5510-00	Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5720-00	Recoverable Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
51-5910-00	Landscape Improvements	\$33,000.00	\$14,034.35	\$23,000.00	\$43,517.00	\$43,517.00	Complete CC Landscape
<b>Utilities</b>							
52-5170-00	Trash Collection	\$10,000.00	\$4,453.40	\$12,000.00	\$12,000.00	\$12,000.00	
52-5210-00	Electric	\$35,000.00	\$14,222.46	\$35,000.00	\$35,000.00	\$35,000.00	
52-5220-00	Water	\$38,000.00	\$3,780.07	\$38,000.00	\$38,000.00	\$38,000.00	
52-5225-00	Sewage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
52-5230-00	Streetlight Electric	\$8,000.00	\$2,088.77	\$8,000.00	\$8,000.00	\$8,000.00	
52-6140-00	Telephone	\$13,500.00	\$5,549.31	\$13,500.00	\$13,500.00	\$13,500.00	
<b>Admin. Costs</b>							
53-5310-00	General Administrative	\$42,000.00	\$18,812.18	\$45,000.00	\$45,000.00	\$45,000.00	
53-5311-00	Meeting Expense	\$8,000.00	\$5,776.39	\$8,000.00	\$10,000.00	\$10,000.00	
53-5350-00	NSF- Processing Fee	\$0.00	-\$60.00	\$0.00	\$0.00	\$0.00	

53-5375-00	Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
53-5412-00	Payroll Processing Charge	\$35,000.00	\$9,765.94	\$25,000.00	\$25,000.00	\$25,000.00	Took down due to renegotiating the percentage
53-5420-00	Office Supplies	\$10,000.00	\$1,867.02	\$7,000.00	\$7,000.00	\$7,000.00	
53-5425-00	Office Furniture/Equipment	\$3,000.00	\$0.00	\$11,000.00	\$11,000.00	\$11,000.00	New Chairs for Office/Conference Room/New Laptop
53-5435-00	ID Card Expense	\$2,000.00	\$2,147.68	\$5,000.00	\$5,000.00	\$5,000.00	
53-5440-00	Bank Charges	\$2,000.00	\$840.74	\$2,000.00	\$2,000.00	\$2,000.00	
53-5445-00	Dues and Subscriptions	\$3,500.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	
53-5450-00	Record Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
53-5455-00	Licenses and Permits	\$350.00	\$0.00	\$350.00	\$350.00	\$350.00	
53-5550-00	Taxes	\$500.00	\$383.00	\$500.00	\$500.00	\$500.00	
53-5730-00	Recov. Transfer/ Refinance Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
53-5740-00	Recoverable Collections	\$0.00	\$90.00	\$0.00	\$0.00	\$0.00	
<b>Office Admin Costs</b>							
54-5315-00	Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
54-5320-00	Postage meter Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
54-5372-00	Bulk Mail Outs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
54-5374-00	Copy Paper	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
54-5380-00	Specialty Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
54-5402-00	Other Professional Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Standards Dept</b>							
55-5500-00	Standards Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5501-00	Standards Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5502-00	Printer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5503-00	Courtesy Notices- Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5504-00	SD Cards	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5505-00	Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5506-00	Standards Computer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55-5507-00	Standards Signs	\$150.00	\$0.00	\$200.00	\$200.00	\$200.00	
<b>Rec. Dept.</b>							
56-5600-01	Rec Department Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
56-5601-00	Printer and Ink	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
56-5602-00	Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
56-5610-00	Misc. Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Insurance and Taxes</b>							
57-5540-00	Insurance Liability and Property	\$44,972.07	\$13,510.52	\$53,500.00	\$65,000.00	\$65,000.00	Account for a potential 20% increase
57-5541-00	Insurance- Workmans Comp	\$1,000.00	\$112.87	\$1,000.00	\$1,000.00	\$1,000.00	
57-5542-00	Corp and Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
57-5543-00	Payroll Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
57-5544-00	Insurance- Directors and Officers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
57-5546-00	Insurance- Business Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
57-5550-00	Audit and Tax Services	\$3,000.00	\$2,900.00	\$6,000.00	\$6,000.00	\$6,000.00	Audit Year
<b>Recreation and Community Activities Expenses</b>							
58-5603-00	Special Events and Monthly Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
58-5604-00	Street signs and Banners	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	
58-5801-00	Easter Egg Hunt	\$1,500.00	\$269.46	\$4,000.00	\$4,000.00	\$4,000.00	HelloNabr to do Egg Hunt/Bunny
58-5802-00	Fall Festival	\$10,500.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	HelloNabr to do Family Fall Fest
58-5803-00	Volleyball Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
58-5804-00	Angel Tree	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
58-5805-00	Bingo Expense	\$500.00	\$217.92	\$1,000.00	\$1,000.00	\$1,000.00	
58-5806-00	Sports Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
58-5807-00	National Night Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	



61-6120-00	Pool Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
61-6125-00	Pool Repairs	\$2,500.00	\$2,747.88	\$7,000.00	\$7,000.00	\$7,000.00	
61-6126-00	Pump Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
61-6127-00	Pool/Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
61-6128-00	Bath House/Cabana	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
61-6129-00	Pool Furniture	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	
61-6130-00	Pool Supplies	\$1,200.00	\$173.09	\$1,200.00	\$1,200.00	\$1,200.00	
61-6135-00	Pool Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Other Operating Expenses</b>							
62-5365-00	Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-5380-00	Insurance Deductible	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	
62-5421-00	Bookkeeping Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-5430-00	Legal	\$10,000.00	\$2,599.00	\$10,000.00	\$10,000.00	\$10,000.00	
62-5710-00	Recoverable Legal	\$0.00	-\$1,119.24	\$0.00	\$0.00	\$0.00	
62-6007-00	Computer Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6126-00	Amenity Center General Maint.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6130-00	Amenity Center Supplies/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6135-00	Fixed Asset Conversion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6200-00	Bad Debts	\$0.00	\$262.94	\$0.00	\$0.00	\$0.00	
62-6204-00	Other Consulting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6205-00	Note Payable Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6206-00	Current Portion Note Payable	\$20,334.78	\$10,745.41	\$0.00	\$0.00	\$0.00	
62-6208-00	Travel: Mileage, Parking, Meals	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6209-00	Parking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6210-00	Professional Development	\$1,600.00	\$391.16	\$1,200.00	\$1,200.00	\$1,200.00	
62-6211-00	Education Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6213-00	Equipment Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6214-00	Software	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00	
62-6215-00	Flags	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	
62-6216-00	Newsletter Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6217-00	Website Development	\$2,000.00	\$596.00	\$2,000.00	\$2,000.00	\$2,000.00	
62-6218-00	Services CC (contract services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
62-6219-00	Extra Community Center Principal Payments	\$6,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00	
62-6220-00	Community Efforts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Reserve</b>							
63-6300-00	Transfer to Reserve	\$247,484.89	\$54,715.92	\$209,662.00	\$244,346.12	\$317,996.72	
63-6301-00	Capital Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
63-6310-00	Transfer From Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Expense Accounts Total</b>		<b>\$1,619,801.74</b>	<b>\$545,047.70</b>	<b>\$1,656,412.00</b>	<b>\$1,730,062.60</b>	<b>\$1,803,713.20</b>	
<b>Operating Accounts Net</b>		<b>\$0.00</b>	<b>\$34,959.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	