

7-15-25			
WELLINGTON GREENS HOMES ASSOCIATION			
Approved Budget 2 Yr Comparison 2025-26			
REVENUES:	2024-25	2025-26	
ASSOCIATION DUES REVENUE	614,940	698,040	
LATE FEES REVENUE	1,890	1,890	
INTEREST/PENALTY REVENUE	635	635	
GREENS FEES	55,000	55,000	
CLUBHOUSE RENTAL	1,000	3,000	
GOLF PROMO/EVENT	0	0	
ADVERTISING	1,000	1,000	
INTEREST	4,882	3,000	
SOCIAL COMMITTEE REVENUE	1,000	500	
TOTAL REVENUE	680,347	763,065	
EMPLOYEES COSTS			
EMPLOYEE SALARIES	240,460	249,820	
INSURANCE, HEALTH	23,890	23,890	
EMPLOYEE DEVELOPMENT	1,000	1,000	
TAXES, PAYROLL	20,000	21,000	
EMPLOYEE BENEFITS SEP	9,000	12,450	
TOTAL EMPLOYEES COSTS	294,350	308,160	
BUILDING AND GROUNDS			
RENT-EQUIP	1,000	2,000	
REPAIRS/MAINT CLUBHOUSE	1,000	1,000	
REPAIRS/MAINT COMMONS	30,000	30,000	
DEPRECIATION	36,000	36,000	
REPAIRS, EQUIPMENT	10,000	10,000	
SEED/FERT/CHEMICALS	35,000	35,000	
FUEL/OIL	9,000	9,000	
SMALL EQUIPMENT	1,200	1,200	
SUPPLIES	825	825	
VEHICLE EXPENSE	1,000	1,000	
CONCRETE EXPENSE	15,000	0	from Reserve
REPAIRS/GENERAL, SHOP	500	500	
REPAIRS/SAFETY	500	500	
REPAIRS/MAINTENANCE SHOP	1,500	1,500	
LANDSCAPE IMPROVEMENT	15,000	10,000	
TREE REMOVAL/TRIMMING	0	20,000	new budget line added 2025
WATER LINE REPAIR	15,000	15,000	
TOTAL BUILDING & GROUNDS	172,525	173,525	
UTILITIES			
TELEPHONE	2,600	2,760	
WATER	142,000	142,000	
GARBAGE	1,500	2,350	
UTILITIES	17,000	17,000	
RECYCLING EXPENSE	0	0	
TOTAL UTILITIES	163,100	164,110	

GENERAL AND ADMINISTRATIVE			
OFFICE SUPPLIES	1,600	1,600	
ADMINISTRATIVE SERVICES	8,160	8,700	
ACCOUNTING FEES	16,200	17,400	
LEGAL FEES	5,000	5,000	
PROFESSIONAL FEES	1,500	1,500	
ANNUAL MEETING EXPENSE	500	500	
PRINTING	500	500	
DUES/SUBSCRIPTIONS	3,000	3,000	
INSURANCE, GENERAL	20,000	20,000	
POSTAGE/FREIGHT	1,500	1,500	
TAXES, GENERAL	1,700	1,700	
LICENSES/PERMITS	1,200	1,200	
BANK FEES /PROCESSING FEES	5,000	7,000	
WEBSITE DEVELOPMENT-MAINTENANCE	2,000	2,000	
TOTAL GENERAL & ADMIN	67,860	71,600	
OTHER			
SOCIAL COMMITTEE	3,000	2,500	
INTEREST EXPENSE	2,000	350	
TOTAL OTHER EXPENSE	5,000	2,850	
TOTAL EXPENSES	702,835	720,245	
NET INCOME/(LOSS)	(\$22,488)	42,820	
RESERVE SET ASIDE at \$20/month/unit		66,480	
Reserve Account Balance 6-30-25		151,335	
Equipment Request:			
Top Dressing Machine		8,000	
Used Mower		25,000	
Total		33,000	
Replace Red Pickup ?			
Concrete Dr. bid for courtyards \$12 sq ft			
Considerations for 2025-26 Budget:			
Social Security COLA estimate for 2026 is 2.5%			
BLS Inflation			
• 2021 4.7%			
• 2022 7.0%			
• 2023 3.4%			
• 2024 2.9%			
• Estimate 2025 2.4%			
Average over last 4 years is 4.5% or 18% cumulative			
Increase Dues, last increase was 10-1-22:			
• \$25 or 13.5% = \$83,100 / year			
Payroll increase for the 3 full-time employees of 3% plus like increase in Taxes/SEP			