

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

GENERAL AND ADMINISTRATIVE		
OFFICE SUPPLIES	1,600	
ADMINISTRATIVE SERVICES	8,700	
ACCOUNTING FEES	17,400	
LEGAL FEES	5,000	
PROFESSIONAL FEES	1,500	
ANNUAL MEETING EXPENSE	500	
PRINTING	500	
DUES/SUBSCRIPTIONS	3,000	
INSURANCE, GENERAL	20,000	
POSTAGE/FREIGHT	1,500	
TAXES, GENERAL	1,700	
LICENSES/PERMITS	1,200	
BANK FEES /PROCESSING FEES	7,000	
WEBSITE DEVELOPMENT-MAINTENANCE	2,000	
TOTAL GENERAL & ADMIN	71,600	
OTHER		
SOCIAL COMMITTEE	2,500	
INTEREST EXPENSE	350	
TOTAL OTHER EXPENSE	2,850	
TOTAL EXPENSES	720,245	
NET INCOME/(LOSS)	42,820	
RESERVE SET ASIDE	66,480	
at \$20/month/unit		
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		