

Windcrest CA
2026 Budget

	YE Projected	2025 Budget	2026 Budget
Ordinary Income/Expense			
Income			
Revenues			
Annual Assessments	190,560.00	190,560.00	190,560.00
Late Fees	450.00	0.00	0.00
Other Fees	90.00	0.00	0.00
Total Revenues	191,100.00	190,560.00	190,560.00
Total Income	191,100.00	190,560.00	190,560.00
Expense			
Administration			
Accounting (CPA Tax-Prep)	240.00	230.00	250.00
Community Events	2,000.00	2,500.00	2,500.00
Community Management	23,925.00	26,100.00	26,100.00
General Admin & Taxes	1,275.00	500.00	2,000.00
Insurance (D&O+HAZ+GL)	9,007.70	8,000.00	9,500.00
Legal Fees	500.00	1,000.00	500.00
Meetings	150.00	200.00	200.00
Total Administration	37,097.70	38,530.00	41,050.00
Grounds & Landscaping			
BMP Maintenance Contract	8,088.00	8,088.00	8,160.00
BMP Repairs	1,500.00	2,500.00	2,000.00
Fence Maintenance	0.00	0.00	750.00
Grounds Extras / Other	4,000.00	5,000.00	2,500.00
Grounds Maintenance Contract	43,212.00	45,000.00	42,700.00
Irrigation Maintenance	0.00	0.00	0.00
Pet Stations Maintenance	858.67	0.00	2,280.00
Tree Maintenance	15,000.00	10,000.00	10,000.00
Total Grounds & Landscaping	72,658.67	70,588.00	68,390.00
Pool & Poolhouse			
Building Maintenance	500.00	2,000.00 -	
Facility Permits	300.00	370.00	300.00
Facility Safety & Security	1,000.00	2,000.00	1,500.00
General Facility Maintenance	5,800.00	1,000.00	4,000.00
Pest Control	1,200.00	1,300.00	1,300.00
Poolhouse Cleaning	0.00	5,000.00	2,000.00
Pool Management Contract	16,250.00	16,250.00	16,493.00
Pool Repairs & Maintenance	4,000.00	5,000.00	3,000.00
Total Pool & Poolhouse	29,050.00	32,920.00	28,593.00
Utilities			
Electric- Pool Facility	6,190.00	6,190.00	6,190.00
Natural Gas	1,800.00	500.00	500.00
Phone- Pool Facility	513.48	600.00	550.00
Water- Pool Facility	3,000.00	2,500.00	3,000.00
Total Utilities	11,503.48	9,790.00	10,240.00
YE Reserve Contribution	40,790.15	38,732.00	42,287.00
Total Expense	191,100.00	190,560.00	190,560.00
Net Ordinary Income	0.00	0.00	0.00
Other Income/Expense			
Other Income			
Reserve Contributions			
Bank Interest	4,840.00	1,200.00	4,200.00
Operating Contributions	40,790.15	38,732.00	42,287.00
Total Reserve Contributions	45,630.15	39,932.00	46,487.00
Total Other Income	45,630.15	39,932.00	46,487.00
Other Expense			
Capital Reserve Projects			
BMP Refurbishment	0.00	0.00	0.00
General Capital Projects	2,000.00	0.00	0.00
General Refurbishment Projects	1,501.66	0.00	0.00
Landscape Refurbishment	0.00	0.00	0.00
Pool & Poolhouse- Refurbishment	144,952.53	0.00	0.00
Total Capital Reserve Projects	148,454.19	0.00	0.00
Total Other Expense	148,454.19	0.00	0.00
Net Other Income	--102,824.04	39,932.00	46,487.00
Net Income	--102,824.04	39,932.00	46,487.00