

Wyngate 2019 Budget														
	Jan.	Feb.	March	April	May	June	July	Aug	Sept.	Oct.	Nov.	Dec.	Total	
Projected Monthly Income	\$230*155	\$35,650.00	\$35,650.00	\$35,650.00	\$35,650.00	\$34,000.00	\$35,650.00	\$35,650.00	\$34,000.00	\$35,650.00	\$34,000.00	\$33,000.00	\$34,000.00	\$418,550.00
5 w/ Board member credit	\$115*5	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$6,900.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$36,225.00	\$36,225.00	\$36,225.00	\$36,225.00	\$34,575.00	\$36,225.00	\$36,225.00	\$34,575.00	\$36,225.00	\$34,575.00	\$33,575.00	\$34,575.00	\$425,450.00
Committee Credits	Budget	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$1,200.00)
Accounts	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$1,200.00)
Fines/violations/assessments	Budget	\$15.00	\$15.00	\$15.00	\$15.00	\$25.00	\$15.00	\$25.00	\$15.00	\$25.00	\$15.00	\$15.00	\$15.00	\$210.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$15.00	\$15.00	\$15.00	\$15.00	\$25.00	\$15.00	\$25.00	\$15.00	\$25.00	\$15.00	\$15.00	\$15.00	\$210.00
Interest/late fees on HOA dues	Budget	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
Pool Keys	Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Parking Permit income	Budget	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$400.00	\$3,150.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$400.00	\$3,150.00
WYN Initial fee Assessment	Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$400.00	\$1,000.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$400.00	\$1,000.00
Reserve Funds	Budget	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$115,200.00)
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Moved to Reserve account	Variance	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$9,600.00)	(\$115,200.00)
Budget		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NON-INCOME---2017 operating account balance	Budget	\$24,254.00												\$24,254.00
bank statement	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variance		\$24,254.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,254.00
Total Budget		\$33,727.50	\$26,865.00	\$26,865.00	\$26,865.00	\$25,425.00	\$26,965.00	\$27,175.00	\$25,215.00	\$27,075.00	\$25,215.00	\$24,215.00	\$25,765.00	\$321,372.50
Total Actual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Variance		\$33,727.50	\$26,865.00	\$26,865.00	\$26,865.00	\$25,425.00	\$26,965.00	\$27,175.00	\$25,215.00	\$27,075.00	\$25,215.00	\$24,215.00	\$25,765.00	\$321,372.50

Expenses														
	Jan.	Feb.	March	April	May	June	July	Aug	Sept.	Oct.	Nov.	Dec.	Total	
Welch Randall Mgmt Fee	Budget	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00
Welch/HOA Admin./office/meeting expense/bad debt dec.	Budget	50.00	50.00	100.00	100.00	50.00	300.00	50.00	90.00	325.00	400.00	100.00	50.00	1,665.00
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		50.00	50.00	100.00	100.00	50.00	300.00	50.00	90.00	325.00	400.00	100.00	50.00	1,665.00
Casualty/Liabil/D&O/EQ ins.	Budget	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	27,719.88
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	2,309.99	27,719.88
First Digital/Internet	Budget	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	55,386.60
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	4,615.55	55,386.60
First Digital/TV	Budget	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	58,359.20
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	5,018.90	5,018.90	4,552.00	58,359.20
Landscape/snow contract/Affordable	Budget	6,065.00	6,065.00	4,595.00	4,595.00	4,595.00	4,595.00	4,595.00	5,595.00	5,595.00	4,595.00	4,595.00	4,595.00	60,080.00
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		6,065.00	6,065.00	4,595.00	4,595.00	4,595.00	4,595.00	4,595.00	5,595.00	5,595.00	4,595.00	4,595.00	4,595.00	60,080.00
Landscape extras/Affordable	Budget	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	2,000.00	2,000.00	2,000.00	500.00	300.00	500.00	11,800.00
Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance		0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	2,000.00	2,000.00	2,000.00	500.00	300.00	500.00	11,800.00

Landscape additions/improvements/reimbursements/sprinkler tech	Budget	0.00	0.00	0.00	2,000.00	3,000.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	0.00	0.00	9,500.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
209	Variance	0.00	0.00	0.00	2,000.00	3,000.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	0.00	0.00	9,500.00
Maintenance Buildings-roof	Budget	200.00	200.00	1,000.00	1,000.00	600.00	2,000.00	600.00	600.00	600.00	500.00	500.00	500.00	8,300.00
painting, stucco, 210	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	200.00	200.00	1,000.00	1,000.00	600.00	2,000.00	600.00	600.00	600.00	500.00	500.00	500.00	8,300.00
Maintenance Common area-courtyard lighting,fence,roads,ice control labor/suppliesetc.	Budget	300.00	300.00	300.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	500.00	300.00	300.00	7,500.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211	Variance	300.00	300.00	300.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	500.00	300.00	300.00	7,500.00
Office supplies/equipment,association voice, parking exp. newsletters/flag/gifting misc.	Budget	150.00	50.00	50.00	150.00	50.00	50.00	150.00	50.00	50.00	250.00	50.00	250.00	1,300.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
212	Variance	150.00	50.00	50.00	150.00	50.00	50.00	150.00	50.00	50.00	250.00	50.00	250.00	1,300.00
Legal fees/expenses	Budget	200.00	200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	200.00	1,500.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213	Variance	200.00	200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	200.00	1,500.00
Tax prep	Budget	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
214	Variance	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Pool - Equipment repairs, parts & labor	Budget	0.00	0.00	0.00	0.00	200.00	200.00	0.00	0.00	200.00	200.00	0.00	0.00	800.00
pumps.cover etc. 215	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	0.00	0.00	0.00	0.00	200.00	200.00	0.00	0.00	200.00	200.00	0.00	0.00	800.00
Pool-License/fees state and Timpview analytical 300	Budget	0.00	0.00	208.00	215.00	12.00	12.00	12.00	12.00	12.00	0.00	0.00	0.00	483.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	0.00	0.00	208.00	215.00	12.00	12.00	12.00	12.00	12.00	0.00	0.00	0.00	483.00
Pool operating labor - Daily 310	Budget	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	6,000.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	6,000.00
Pool chemicals, cleaning supplies 320	Budget	0.00	0.00	0.00	65.00	500.00	400.00	263.86	200.00	200.00	0.00	0.00	0.00	1,628.86
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	0.00	0.00	0.00	65.00	500.00	400.00	263.86	200.00	200.00	0.00	0.00	0.00	1,628.86
Pool-- misc exp. Furniture, improvements 330	Budget	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Pool - Utilities/gas, equal billing 340	Budget	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
Utilities-Sewer & dumpster 401	Budget	30.00	30.00	30.00	700.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	1,030.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	30.00	30.00	30.00	700.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	1,030.00
Utilities-Rocky Mtn. Power 402	Budget	1,000.00	1,000.00	900.00	850.00	850.00	850.00	850.00	800.00	800.00	800.00	800.00	800.00	10,300.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	1,000.00	1,000.00	900.00	850.00	850.00	850.00	850.00	800.00	800.00	800.00	800.00	800.00	10,300.00
Utilities-SJ water #1625 501	Budget	57.00	57.00	57.00	57.00	57.00	500.00	500.00	500.00	500.00	200.00	100.00	65.00	2,650.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	57.00	57.00	57.00	57.00	57.00	500.00	500.00	500.00	500.00	200.00	100.00	65.00	2,650.00
Utilities-SJ water #1539 w 502	Budget	57.00	57.00	57.00	57.00	57.00	110.00	500.00	800.00	1,200.00	1,100.00	630.00	103.00	4,728.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	57.00	57.00	57.00	57.00	57.00	110.00	500.00	800.00	1,200.00	1,100.00	630.00	103.00	4,728.00
Utilities-SJ water #1561 w 503	Budget	57.00	57.00	50.00	50.00	200.00	900.00	900.00	900.00	1,100.00	600.00	200.00	100.00	5,114.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Variance	57.00	57.00	50.00	50.00	200.00	900.00	900.00	900.00	1,100.00	600.00	200.00	100.00	5,114.00

Utilities-SJ water- #1595	Budget	57.00	57.00	57.00	57.00	200.00	100.00	100.00	100.00	300.00	300.00	300.00	47.64	1,675.64
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
504	Variance	57.00	57.00	57.00	57.00	200.00	100.00	100.00	100.00	300.00	300.00	300.00	47.64	1,675.64
Utilities-SJ water #1624	Budget	200.00	200.00	200.00	200.00	600.00	1,300.00	1,200.00	1,800.00	1,400.00	1,700.00	500.00	47.64	9,347.64
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
505	Variance	200.00	200.00	200.00	47.64	600.00	1,300.00	1,200.00	1,800.00	1,400.00	1,700.00	500.00	47.64	9,347.64
Utilities-SJ water #256213, 10791 WPD-#2 pool	Budget	200.00	860.00	800.00	860.00	900.00	900.00	900.00	900.00	900.00	860.00	200.00	200.00	8,480.00
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
506	Variance	200.00	860.00	800.00	860.00	900.00	900.00	900.00	900.00	900.00	860.00	200.00	200.00	8,480.00
Utilities-SJ water #256215, 10791 WPD-landscape	Budget	67.34	67.34	200.00	200.00	200.00	300.00	600.00	500.00	500.00	500.00	600.00	200.00	3,934.68
	Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
507	Variance	67.34	67.34	200.00	200.00	200.00	300.00	600.00	500.00	500.00	500.00	600.00	200.00	3,934.68
Total Budget		22,329.78	22,889.78	21,876.54	28,245.44	29,840.44	30,819.54	29,990.30	31,616.44	31,484.54	28,274.44	22,944.44	21,160.82	321,472.50
Total Actual		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Variance		22,329.78	22,889.78	21,876.54	28,245.44	29,840.44	30,819.54	29,990.30	31,616.44	31,484.54	28,274.44	22,944.44	21,160.82	321,472.50

Budget Variance

Income	\$33,727.50	\$26,865.00	\$26,865.00	\$26,865.00	\$25,425.00	\$26,965.00	\$27,175.00	\$25,215.00	\$27,075.00	\$25,215.00	\$24,215.00	\$25,765.00	\$321,372.50
Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Variance	\$33,727.50	\$26,865.00	\$26,865.00	\$26,865.00	\$25,425.00	\$26,965.00	\$27,175.00	\$25,215.00	\$27,075.00	\$25,215.00	\$24,215.00	\$25,765.00	\$321,372.50

Total actual income \$0.00

Total actual expenses \$0.00

\$0.00

x-fer from reserves \$0.00

Balance of operating carry over \$24,254.00