

Wintergreen Homeowners Association
2019 Budget

2019 Budget: Prepared by Matt Felsen, Treasurer, and Corey Schieler, President
Date prepared: 3/24/19

Expense Item	2012 Actual Expenses	2013 Actual Expenses	2014 Actual Expenses	2015 Actual Expenses	2016 Actual Expenses	2017 Actual Expenses	2018 Actual Expenses	2019 Budget Estimates	\$ change vs. 2018	5-year Average Expenses	2019 Budget Item Per Homeowner
Mowing & Fertilizing	16,592	15,774	15,399	14,944	16,064	21,860	17,860	15,495	(\$2,365)	17,244	\$131
Water for general areas	17,084	7,106	3,769	4,863	8,300	7,830	11,025	8,000	(\$3,025)	8,004	\$68
Irrigation & Lighting Repair/Service	1,808	2,521	1,189	2,397	4,220	1,267	2,939	918	(\$2,021)	2,348	\$8
Accounting Services for HOA	3,000	3,000	3,000	2,750	3,250	2,915	3,000	3,000	-	2,983	\$25
Insurance	1,312	1,526	1,526	1,813	1,574	1,574	1,599	1,600	\$1	1,632	\$14
Electric	963	870	921	858	636	469	572	600	\$28	627	\$5
Landscaping Repair	-	-	-	-	-	-	6,440	1,500	(\$4,940)	1,588	\$13
Legal/Consulting	-	231	1,195	168	848	165	-	-	-	236	-
Consulting	-	500	1,390	40	20	-	-	-	-	12	-
Bank Service Charges/Safety Box	-	-	-	-	-	36	30	30	-	19	\$0.3
Christmas Decorations	-	-	-	196	-	-	-	-	-	39	-
Block Parties/Activities	-	-	-	-	-	-	-	-	-	-	-
Other	499	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	178	35	85	315	105	100	(\$5)	128	\$1
Filing Fee	10	10	18	10	18	10	10	10	-	12	\$0.1
Postage	409	258	232	81	189	-	55	55	-	76	\$0.5
Administrative Expense	1,000	-	-	-	-	-	-	-	-	-	-
Total Actual/Budgeted Expenses	\$42,677	\$31,797	\$28,816	\$28,153	\$35,203	\$36,441	\$43,635	\$31,308	(\$12,327)	\$34,948	\$265

2019 Budget Estimate vs. 2018 Actual shows \$12,327 in lower expected expenses due to the lower cost of a new mowing contract with LKM (-\$2.4k), a more controlled water bill spend (-3k), less irrigation repair expense (-2k), and less one-time landscaping repair costs (-4.9k).

(\$12,327)

Homeowners in HOA: 118 homes (@\$300 per home = \$35,400 in expected HOA dues)

Collected HOA Dues in 2018:	\$35,382	\$35,400
Checking Account Balance as of 1/31/2019:	\$26,379	\$30,471
Budget Cost per Homeowner:		\$265
Actual (Recommended) Cost per Homeowner in 2019 (same as 2018 dues):		\$300

Footnotes:

2018: Landscaping repair cost of \$6,440 was for the removal and replacement of 9 dead trees in the park area and the berm (Stolfa Landscaping).

Wintergreen HOA Board Members - 2019

Corey Schieler, President (8/2018-present)	309-287-3934	c.schieler@comcast.net
Matt Felsen, Treasurer (2017-present)	309-808-2666	Matthew.Felson@xerox.com
Julie Filip Jackson, Secretary (2017-present)	217-722-5812	j.filip@comcast.net
Bryan Nalley, Covenant Compliance (2016-present)	309-824-0122	bnalley14@gmail.com
Jessica Woods, Member at Large		jessicawoods@hotmail.com