

**2026 Budget Final**

<b>Proposed Budget for 2026</b>	<b>Anticipated</b>		<b>West Fork Village Owners' Association</b>
<b>Ordinary Income/Expense</b>	<b>A/C #</b>	<b>2026</b>	
<b>INCOME - 4000</b>			
Monthly Unit Assessments	4010	\$ 680,400	180 Units X 12 X \$315 (\$35 increase)
Annual Garage Assessments	4020	\$ 14,100	50 x \$300 (\$50 increase)
Garage Rent	4021	\$ 7,200	55 Garages; 8 HOA; 2 HOA use; 6 rentals @ \$150 mo
Rental Income - Apartment	4022	\$ 14,400	\$1,600 per month X 9 months
Working Capital	4024	\$ 9,450	Working Capital
Guest Suites - Taxable	4050	\$ 5,000	A \$120; B \$105; 2 night min (short term)
Guest Suites - Non-Taxable	4051	\$ 10,800	\$900 x 12= \$10800 (long term - over 30 days)
Clubhouse & Patio	4075	\$ 750	Rental Fees
Interest earned	4100	\$ 6,000	
Late Fee Income	4174	\$ 900	Late fees
Comcast - Revenue Sharing	4200	\$ 6,250	
BCS - Revenue Sharing	4202	\$ 2,500	
<b>GRAND TOTAL INCOME</b>		<b>\$ 757,750</b>	
<b>GENERAL EXPENSES - 5000</b>		<b>2026</b>	
Equipment	5005	\$ 1,000	Larger tools purchased for use on the property
Board Compensation	5006	\$ 6,720	7 board members X \$80 X 12 months
Garage HOA Fees	5008	\$ 2,400	8 X \$300= \$2,400 (covered by garage rent)
Trash Collection	5010	\$ 24,952	Per contract with Waste Management
Water Condos	5015	\$ 45,150	estimates based on 2025 usage + 5%
Irrigation Water	5016	\$ 24,455	estimates based on 2025 usage + 5%
Sewer	5020	\$ 29,901	estimates based on 2025 usage + 5%
Storm Water	5021	\$ 27,317	estimates based on 2025 usage + 5%
Repairs	5025	\$ 16,000	
Lawn Care	5030	\$ 41,000	Mowing, fertilization, aeration, weeds
Snow Removal	5035	\$ 20,000	Estimate based on 2024 expenses plus
Landscape Maintenance	5040	\$ 8,500	Sprinklers
Trees & Shrubs	5041	\$ 15,000	Sav-a-Tree est plus trimming all trees & removals
Miscellaneous	5050	\$ 1,500	
Pest Control	5055	\$ 3,000	James Pest Control
Hazard & Liability Insurance	5060	\$ 120,163	MP \$118,456 FB \$409 UMB \$1,298 1% Deductible MP
Legal	5070	\$ 4,000	
Accounting - CPA	5071	\$ 2,250	Annual review & Income Tax Prep
Lock/Key	5072	\$ 600	keys, mail box key replacements

**2026 Budget Final**

Postage	5075	\$ 600	forever stamps \$.78 each; using blast emails
Bank Charges	5080	\$ 25	Only charges 2025 for cashiers checks
Lighting	5085	\$ 800	light bulbs, sensors, photo cells
Office Supplies	5090	\$ 2,000	printer ink, envelopes, paper
Maintenance Person -Wages	5097	\$ 56,000	30hrx\$28x52weeks-90 hrs yearly PTO + 28%
Maintenance Person -Wages	5097	N/A	In-house Services \$75-\$100 per hour
Bookkeeper - Wages	5098		\$25 per hour X 20 hours per month X 12 months
Mileage Reimbursement	5099	\$ 2,300	
AdvanceHOAManagement		\$ 49,680	180Condos, wkly site visits, onsite 2 halfdays per week
Property Manager - Wages	5100	N/A	\$70-\$85 per hour over weekly one day included in fee
	<b>TOTAL</b>	<b>\$ 505,313</b>	
<b>CLUBHOUSE EXPENSES - 6000</b>		<b>2026</b>	
Water	6015	\$ 2,050	estimates based on 2025 usage + 5%
Cleaning	6020	\$ 3,000	Clubhouse Up & Down
Carpet Shampooing	6025	\$ 800	Suite B and all of downstairs
Clubhouse Supplies	6030	\$ 4,500	paper towels, soap, t-paper, wipes
Gas	6035	\$ 3,000	Atmos
Electric	6040	\$ 17,000	Xcel Energy
Telephone	6050	\$ 500	Cell Phone estimate \$40 X 12
Pool Supplies & Maintenance	6055	\$ 3,500	
Spa Supplies & Maintenance	6060	\$ 3,500	
Party/Suites Supplies	6070	\$ 600	
Fitness Room	6085	\$ 2,500	Maintenance & Repairs
	<b>TOTAL</b>	<b>\$ 40,950</b>	
<b>WF GARAGE EXPENSES - 6500</b>		<b>2026</b>	
Repairs	6510	\$ 600	
	<b>TOTAL</b>	<b>\$ 600</b>	
<b>OTHER EXPENSES - 7000</b>		<b>2026</b>	
Federal IncomeTax	7015	\$ 3,000	
State Income Tax	7017	\$ 450	
Dues & Subscriptoins	7050	\$ 200	Amazon Prime
Guest suites expenses	7060	\$ 500	linens, tissues, t-paper, soap, repairs
Apartment Expenses	7065	\$ 500	
Security	7080	\$ 450	
	<b>TOTAL</b>	<b>\$ 5,100</b>	

**2026 Budget Final**

<b>GRAND TOTAL EXPENSES</b>		<b>\$ 551,963</b>	
Gross Budget Surplus		\$ 205,787	
Annual Reserve Deposit		\$ 75,775	10% of Income
Net Budget Surplus		\$ 130,012	
<b>CHECKING/SAVINGS</b>		<b>2026</b>	
Bank of Colorado - MM - 2448	1001	\$ -	11/4/2025 Closed transferred \$2,076 to WF Checking
Wells Fargo Checking - 0788	1028	\$ 43,728	11/30/2025
Wells Fargo - CD - 8800	1029	\$ 30,237	11/30/2025
Wells Fargo - CD - 5533	1040	\$ 88,897	11/30/2025
Bellco Credit Union - CD -0716	1030	\$ 239,107	12/1/2025
<b>TOTAL CHECKING AND SAVINGS</b>		<b>\$ 401,969</b>	
<b>RESERVE EXPENSES - 3500</b>		<b>2026</b>	
<i>Deck Repairs/Seal</i>	<i>3502</i>	<i>\$ 60,000</i>	<i>Upper decks (corners and dual)</i>
<i>Asphalt /Crack Fill Repair &amp; Seal</i>	<i>3508</i>	<i>\$ 4,500</i>	<i>S &amp; S Seal Coating \$4,415.75</i>
<i>Asphalt Remove &amp; Replace</i>	<i>3512</i>	<i>\$ 95,085</i>	<i>Phase 4 - Connell</i>
<i>Paint Balcony &amp; Patio Rails</i>	<i>3514</i>	<i>\$ 8,500</i>	<i>Never done in 2025 (sander purchased to do them)</i>
<i>Clubhouse Repairs</i>	<i>3526</i>	<i>\$ 2,000</i>	<i>Refurbish lounge furniture; replace Suite A fouton</i>
<b>TOTAL RESERVE EXPENSES</b>		<b>\$ 170,085</b>	
		\$ 205,787	Net Budget Surplus + Annual Reserve Deposit
		\$ 35,702	No Charge to Reserves
<b>AdvanceHOA additional charges</b>			
Estimated charges per unit		\$ 2,951	\$13 per unit-180 condos & 11 non-owner garages
Special Assessment Facilitation		\$ 1,135	\$5 per unit-180 concos & 47 non-association garages
Outside Bank Account Recons		\$ 480	Two accounts at \$40 per month - 12 months
Annual State Filings (SOS/DORA)		\$ 200	Annual
Special Projects, as apprvd by Brd.			Pre-approved by Board and based on scope of project
Excess Meeting Length			\$45 per hour over 2 hours
Additional trip charge/Inspections			\$50 each
Additional Staffing			\$40 hr Admin; \$70 hr Manager; \$85 hr Sr Manager
Virtual meeting hosting-Webinar			\$15 up to 100 people; \$20 up to 500 people