WYNNCREST HOMEOWNERS' ASSOCIATION

2025 Actuals/2026 Projected/2027 Budget

Updated 09/2026

			2025 Actual	2026 Budget	2026 YTD Actual as of 8/31/26	2026 Projected EOY	2027 Proposed Budget
Beginning Balance			**$ 99,110.93**	**$ 105,833.68**	**$ 105,833.68**	**$ 105,833.68**	**$ 80,943.57**
Operating Income							
Operating Income							
	4000-00	Assessment Fees	83,971.56	96,750.00	96,750.00	96,750.00	117,900.00
	4020-00	Late Fees	-		1,875.00	1,875.00	
	4025-00	Interest on Delinquent	-		275.00	275.00	
Total Income			*83,971.56*	*96,750.00*	*98,900.00*	*98,900.00*	*117,900.00*
Operating Expense							
General & Administrative							
*	5020-00	Legal/Consulting Services	564.00	4,000.00	-	-	*
	5030-00	C&V Collection Fee	4,250.55	3,500.00	2,902.50	3,200.00	3,400.00
	5090-00	Annual Registration Fee	130.00	150.00	130.00	130.00	130.00
	5180-00	Meeting Expense	205.15	200.00	-	200.00	200.00
	5190-00	Website Maintenance	345.00	500.00	345.00	345.00	300.00
	5060-00	Newsletter/Mailing Exp	-	250.00	196.46	250.00	250.00
	xxxx-xx	Supplies	-	300.00	-	-	-
	xxxx-xx	Recording and Releasing	-	100.00	-	-	-
	xxxx-xx	Social Committee	-	500.00	-	-	-
	xxxx-xx	Welcome Packets	-	100.00	-	-	-
Insurance							
	5705-00	Liability Insurance	4,202.00	4,500.00	25.00	4,448.00	4,600.00
Grounds & Landscaping							
	6300-00	Common Ground Expenses	23,636.20	45,000.00	27,681.26	41,838.00	41,000.00
*	6030-00	Landscape Lighting Expenses	1,044.90	1,200.00	-	800.00	*
*	6045-00	Tree Removal/Replacement	-	4,000.00	540.00	16,540.00	*
*	6070-00	Irrigation Repair/Maintenance	10,322.00	4,000.00	-	7,500.00	*
	6800-00	Lake Management - Alga Control	798.94	1,000.00	835.17	835.17	1,000.00
*	6850-00	Fountain Expenses	-	3,000.00	13,603.94	20,603.94	*
*	xxxx-xx	Waterfall Expenses	-	2,500.00	-	-	*
*	xxxx-xx	Monument Expenses	-	300.00	-	-	*
*	xxxx-xx	Asphalt	-	1,000.00	-	-	*
Utilities							
	6165-00	Electric-Landscaping	447.59	500.00	-	-	-
	6322-00	Electric Expense - Pump 1	1,202.02	1,350.00	409.85	1,000.00	1,300.00
	6323-00	Electric Expense - Pump 2	8,651.07	9,700.00	3,257.56	6,000.00	6,700.00
	6325-00	Street Lights	11,404.37	12,775.00	8,054.51	12,000.00	12,500.00
	6330-00	Electric Expense - Well	5,990.15	6,700.00	3,499.95	6,000.00	7,000.00
	6335-00	Electric Expense - Entrance Lights	392.15	440.00	577.22	800.00	750.00
	6340-00	Water Expense	3,662.72	4,100.00	483.20	1,300.00	4,100.00
Reserve Non-Recurring Expenses							
*	xxxx-xx	Reserve	-	20,000.00			34,000.00
Total Expenses			*77,248.81*	*131,665.00*	*62,541.62*	*123,790.11*	*117,230.00*
Beginning Balance			$ 99,110.93	$ 105,833.68	$ 105,833.68	$ 105,833.68	$ 80,943.57
Total Income			$ 83,971.56	$ 96,750.00	$ 98,900.00	$ 98,900.00	$ 117,900.00
Total Expenses			$ (77,248.81)	$ (131,665.00)	$ (62,541.62)	$ (123,790.11)	$ (117,230.00)
Ending Balance			***$ 105,833.68***	***$ 70,918.68***	***$ 142,192.06***	***$ 80,943.57***	***$ 81,613.57***
*	Denotes Non-recurring Break/Fix type expenses which average $32K a year		$11,930.90	Budgeted $40,000		Projected $45,443.94	Budgeted $34,000