

West Ridge Condominiums Budget for 2025-2026

Approved 6/16/2025

		Proposed Budget
Income	GL #	2025-26
Homeowners Income	4000	\$360,690.00
Dues @ \$ 215 /month	4105	\$356,040.00
Closing Capital Contributions	4308	\$2,150.00
Owner Charged Late Fees & Interest	43011	\$0.00
NSF Fees	43014	\$0.00
Interest Collection Debt/Fines	43017	\$300.00
HO Dump Charges	43018	\$100.00
Fees/Documents Etc.	43019	\$100.00
Owner Violation Fees	43022	\$0.00
Legal Fees Collected from HO	4310	\$2,000.00
Other Income	4700	\$67,119.15
HO Assessment 660 - Asphalt	4701	\$18,975.00
Misc	4702	\$400.00
Spectrum Quarterly Payments	4705	\$10,000.00
Chase Rewards	4706	\$500.00
Transfers from Reserves/Savings	4750	\$35,995.00
Interest on Operating Accounts	4810	\$50.00
Interest on Money Market Account	4812	\$250.00
PRIOR YEAR ROLLOVER	4900	\$949.15
Total Income		\$427,809.15
Expenses		
Pool	6000	\$6,400.00
Pool Chemicals	6001	\$3,500.00
Repairs	6002	\$500.00
Pool Opening/Closing	6003	\$1,800.00
Supplies	6004	\$300.00
Misc	6008	\$300.00
Grounds	6074	\$25,600.00
Mulch	60741	\$2,000.00
Fertilizing & Lawn Care- Total Lawn Care	60744	\$8,100.00
Tree & Shrub Maintenance	6077	\$5,500.00
Landscape Supplies	6078	\$5,000.00
Winter Salt/Brine	6081	\$2,000.00
Grounds Misc	6082	\$1,000.00
Dump Charges	6083	\$1,500.00
Weed Control	6084	\$500.00
Insurance	6090	\$67,500.00
Auto- Auto-Owners	6091	\$1,500.00
Property/General Liability- Auto-Owners	6092	\$55,000.00
Directors & Officers- CNA Insurance	6093	\$3,000.00
Umbrella- XL Insurance Co	6099	\$4,500.00
Workmens Comp - Auto-Owners	6098	\$3,500.00
Legal Services/Professional Services	6100	\$16,000.00
Legal Retainer	6101	\$1,500.00
Accounting - QJO	6102	\$11,000.00
Legal Fees for Liens/Foreclosures	6104	\$2,000.00
Legal fees Misc	6106	\$1,500.00
Management Services	6110	\$6,500.00
Computer Software - Appfolio, Gusto	6116	\$6,500.00
Repairs	6140	\$0.00
HOA Property Damage Repair	6151	\$0.00
HO Project Expense	6195	\$0.00
Income Tax- Report	6160	\$25.00
WI Annual Tax Report	6164	\$25.00
Other	6190	\$180.00
Bank Fees	6192	\$180.00

Clubhouse	6400	\$10,600.00
Supplies	6410	\$500.00
WE Energy	6420	\$6,000.00
Spectrum- Pool Wifi & Phone	6430	\$1,500.00
Water and Sewer	6440	\$2,000.00
Misc. Repairs/Maintenance	6450	\$300.00
Other	6460	\$300.00
Office & Administrative	6500	\$5,625.00
Spectrum- office wifi and phone	6505	\$1,100.00
Licenses/Permit	6508	\$425.00
Supplies/Mailings	6510	\$600.00
Memberships/Education	6512	\$340.00
Job Posting	6513	\$600.00
Misc-Other	6515	\$760.00
Rent to 625/629	6516	\$1,800.00
Equipment	7020	\$8,500.00
Machine Maintenance	7021	\$3,000.00
New Equipment	7022	\$2,000.00
Gasoline	7023	\$3,000.00
Misc/ shop supplies	7024	\$500.00
Payroll	8000	\$148,000.00
Grounds Employees Wages	8030	\$129,400.00
Misc Withholding	8040	\$3,600.00
WI Withholding	8051	\$2,500.00
WI Unemployment Tax	8052	\$2,500.00
Federal Income Tax	8053	\$2,500.00
FUTA	8054	\$2,500.00
Social Security	8055	\$2,500.00
Medicare	8056	\$2,500.00
Reserve/Savings Expenses	8900	\$75,160.00
Reserve	8910	\$73,000.00
Closing Capital Contribution Transfers	8911	\$2,160.00
Capital Improvements	7300	\$56,970.00
R-Corral/Mailbox Supplies Frames	7310	\$10,000.00
R-Concrete for Corrals	7315	\$6,000.00
R-Reserve Study/Structural Survey	7327	\$4,295.00
R-Landscape Improvements	7320	\$10,000.00
R-Retaining Wall 645- Viking	7325	\$4,500.00
HO Assessment 660 Asphalt	7326	\$18,975.00
R-Pool Sand Replacement	7329	\$1,200.00
625 Garage Door - Damaged by Employee	7333	\$2,000.00
Total Expenditures		\$427,060.00
Total Income		\$427,809.15
Excess/Deficit		\$749.15