

## Willow Creek 3 2018 Budget

	2018 Budget	H.O.
General Operating Expenses		
<b>Administration</b>		
Audit	5,250	
Insurance, 1125*12=13500	13,500	
Legal Services-liens,etc: pay 1st / get reimb	500	
Legal HOA obtain records, etc	2,500	
Mgmt Contract	59,400	
Other Admin includes Reserve Study	11,400	
HOA Election	1,500	
Website	123	
<b>Total Admin</b>	<b>94,173</b>	
<b>Committees</b>		
ACC	0	
Community Service Award	500	
Social [3500] & Welcome [500]Committees	4,000	
Willow Works we cover postage	4,380	
<b>Total Committees</b>	<b>8,880</b>	
<b>Utilities</b>		
Elec. & Gas	11,971	
Sewer Englewood	2,400	
Storm Water	4,600	
Phone / Internet	1,476	
Trash Collection	75,876	
Water Irrigation:	75,223	
<b>Total Utilities</b>	<b>171,546</b>	
<b>Clubhouse</b>		
Building Maint.	1,000	
Cleaning & Supplies	2,500	
Clubhouse Mgmt 12x125 plus pass-thru fees	1,500	
Parking Lot Maint patch/stripe	750	
<b>Total Clubhouse</b>	<b>5,750</b>	
<b>Grounds</b>		
Grounds Maint. Special cleanup, Trash, lightsetc	0	
Weed and Pest Control aphids, ash borer	0	
Tree Trimming & Removal	20,000	

Irrigation Vendor	11,000	
Irrigation On Site fixes leaks etc T&S Serv	18,000	
Landscape / Community Improvement,pending 2 rows	40,000	
Landscape Contract 2017&2018, 8910/mon	106,920	
ReplacementTrees & Shrubs	10,000	
Sidewalk & Path Repair	3,000	
Snow Removal	14,000	
<b>Total Grounds</b>	<b>222,920</b>	

### General Operating Expenses

#### **Pool**

Chemicals & Supplies	7,500	
Lifeguards(part of contract)	0	
Mgmt Contract includes lifeguards thru Oct	46,250	
Other	0	
Pool Activities; 4thJuly,LaborDay,etc	10,000	
Repair & Maint.	2,000	
<b>Total Pool</b>	<b>65,750</b>	

#### **Tennis Courts**

Operations & Maintenance	1,000	
Other	0	
<b>Total Tennis</b>	<b>1,000</b>	

<b>Total Operating Expenses</b>	<b>570,019</b>	<b>92</b>
<b>Monthly Operating Expenses</b>	<b>47,502</b>	

#### **Townhouse Operating Expenses**

Townhouse Water	36,000	
Water Admin Fee 3% -----	1,080	
Total TH Water	37,080	
TH Operating:Snow Removal	21,000	
Total TH Operating Expense	21,000	
<b>Total Townhouse Expense</b>	<b>58,080</b>	<b>24.57</b>

#### **ADJUSTED**

#### **Monthly TH Operating Exp**

<b>Dues, Expenses + Reserves</b>		
<b>Single Family</b>		
<b>Townhouse</b>		
<b>TH water</b>		

Projected 12/31 Operating Fund  
Desired 12/31 Operating Fund

Difference  
**Difference Per Home Owner Per Month**  
 "Cushion"  
**Adjustment to Monthly Dues**  
**Dues After Adjustment**  
**Single Family**  
**Townhouse**  
**General Operating Income**

Dues (excludes General Reserve contribution)  
 Operating Fund Interest  
 Clubhouse Fees  
 Late Fees  
 ACC Fine  
 Transfer Fee  
 TH Water Admin Fee  
 Other

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***Tounhouse Income***

Dues - Water  
 Dues - Snow Removal  
 Dues - Alley Maintenance  
 TH Operating Fund Iterest  
**Total Townhouse Income**

**Reserves - Dues**

515 All Homeowners	14
197 Townhouse Owners	14

Operating Fund Cash bal Oct 31 Fortis chk	104,517	
Operating Fund Cash bal Oct 31 RBC MM	33,464	
dues single fam Nov+Dec 2x92x318	58,512	
dues TH Nov+Dec 2x135x197	53,190	
due to Gen Operating Oct 31	25,103	
other		
other adjustments	21,206	
audit adjustments	-38,325	
plus A/R 30:60 day	5,906	
minus projected NovDec expenses from right	-139,636	
Projected 12/31 Operating Fund	<b>123,937</b>	123,937
Desired 12/31 Operating Fund (2months)	95,003	
Difference of proj - desired	28,934	

Difference Per Home Owner Per Month  
Cushion

-4.68  
0

<b>Dues</b>	<b>Required</b>	<b>2018 Dues</b>
<b>Single Family</b>	<b>101.55</b>	<b>102</b>
<b>Townhouse</b>	<b>140.12</b>	<b>140</b>