

Willow Creek 3 2019 Budget

**2019
Budget H.O. Per Month**

General Operating Expenses

Administration

Audit	5,250	
Insurance	11,000	
Legal Services-liens,etc: pay 1st / get reimbursed	500	
Legal HOA obtain records, etc	11,000	
Management Contract	59,400	
Other Admin	7,500	
HOA Election	1,650	
Website	123	
Total Admin	96,423	15.60

Committees

ACC		
Community Service Award	500	
Social 3,500 & Welcome 500 Committees	4,500	
Willow Works we pay postage	4,800	
Total Committees	9,800	1.59

Utilities

Elec. & Gas	14,000	
Sewer Englewood	2,925	
Storm Water	4,830	
Phone / Internet	1,500	
Trash Collection	77,126	
Water Irrigation + Pool	77,000	
Total Utilities	177,381	28.70

Clubhouse

Building Maint.	1,000	
Cleaning & Supplies	2,500	
Clubhouse Manager	1,500	
Parking Lot Maintenance Patch/Stripe	750	
Total Clubhouse	5,750	0.93

Grounds

Tree Trimming & Removal	15,000	
Irrigation Vendor	13,000	
Irrigation On Site fixes leaks etc T&S Service	18,000	
Landscape / Community Improvement,pending 2 rows	40,000	
Landscape Contract	117,600	
Replacement Trees & Shrubs	20,000	
Sidewalk & Path Repair	3,000	
Snow Removal	14,000	
Total Grounds	240,600	38.93

Pool		
Chemicals & Supplies	7,500	
Mgmt Contract includes lifeguards	49,000	
Other	0	
Pool Activities; 4 th of July, Labor Day, etc	10,000	
Repair & Maintenance	5,000	
Total Pool	71,500	11.57

Tennis Courts		
Operations & Maintenance Separate from Reserves	1,000	
Total Tennis	1,000	0.16

Total Operating Expenses	602,454	97.48
Monthly Operating Expenses	50,205	97.48

Townhouse Operating Expenses		
Townhouse Water	48,360	
Water Admin Fee 3%	1,451	
Total TH Water	49,811	21.07
TH Operating Snow Removal	15,500	6.56
Total Townhouse Expense + TH Water	65,311	27.63

Reserves - Dues		
515 All Homeowners		21
197 Townhouse Owners		10

Projected 12/31/18 Operating Fund	203,141
Minimum 12/31/19 Operating Fund (2months)	100,409
Difference of Projected - Minimum	102,732
Difference Per Home Owner Per Month	-16.62
Adjustment for 2019 Dues to Reduce Excess Income	
Over Budgeted Operating Expenses	-16.62

Dues	2019 Dues
Single Family = General Operating + Reserves + Adjustment	102
Townhouse = Single Family + TH Operating + TH Reserves	140