

**Willow Creek 3 2019 Budget**

	<b>2019 Budget</b>	<b>H.O. Per Month</b>
General Operating Expenses		
<b>Administration</b>		
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		
HOA Election	1,650	
Website	123	
<b>Total Admin</b>	<b>88,923</b>	<b>14.39</b>
<b>Committees</b>		
ACC		
Community Service Award	500	
Social 3,500 & Welcome 500 Committees	4,500	
Willow Works we pay postage	4,800	
<b>Total Committees</b>	<b>9,800</b>	<b>1.59</b>
<b>Utilities</b>		
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	
<b>Total Utilities</b>	<b>177,381</b>	<b>28.70</b>
<b>Clubhouse</b>		
Building Maint.	1,000	
Cleaning & Supplies	2,500	
Clubhouse Manager	1,500	
Parking Lot Maintenance Patch/Stripe	750	
<b>Total Clubhouse</b>	<b>5,750</b>	<b>0.93</b>
<b>Grounds</b>		
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	
<b>Total Grounds</b>	<b>240,600</b>	<b>38.93</b>

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

<b>Tennis Courts</b>		
Operations & Maintenance Separate from Reserves	1,000	
<b>Total Tennis</b>	<b>1,000</b>	<b>0.16</b>

<b>Total Operating Expenses</b>	<b>594,954</b>	<b>96.27</b>
<b>Monthly Operating Expenses</b>	<b>49,580</b>	<b>96.27</b>

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

<b>Reserves - Dues</b>		
515 All Homeowners		21
197 Townhouse Owners		10

Projected 12/31/18 Operating Fund	203,141	
Minimum 12/31/19 Operating Fund (2months)	99,159	
Difference of Projected - Minimum	103,982	
Difference Per Home Owner Per Month	-16.83	
Adjustment for 2019 Dues to Reduce Excess Income		
Over Budgeted Operating Expenses	-16.62	

<b>Dues</b>	<b>2019 Dues</b>
<b>Single Family = General Operating + Reserves + Adjustment</b>	<b>102</b>
<b>Townhouse = Single Family + TH Operating + TH Reserves</b>	<b>140</b>