

Willow Creek 3 2020 Budget

**2020
Budget H.O. Per Month**

General Operating Expenses

Administration

| | | |
|--|---------------|--------------|
| Audit | 4,800 | |
| Insurance | 11,000 | |
| Legal Services-liens,etc: pay 1st / get reimbursed | 1,000 | |
| Legal HOA obtain records, etc | 2,500 | |
| Management Contract | 54,000 | |
| Other Admin | 9,250 | |
| HOA Election | 1,650 | |
| Total Admin | 84,200 | 13.62 |

Committees

| | | |
|---|--------------|-------------|
| ACC | | |
| Community Service Award | 500 | |
| Social (4,000) & Welcome (500) Committees | 4,500 | |
| Willow Works we pay postage | 4,800 | |
| Total Committees | 9,800 | 1.59 |

Utilities

| | | |
|-------------------------|----------------|--------------|
| Electric & Gas | 15,000 | |
| Sewer Englewood | 2,925 | |
| Storm Water | 5,000 | |
| Phone / Internet | 1,100 | |
| Trash Collection | 79,440 | |
| Water Irrigation + Pool | 70,000 | |
| Total Utilities | 173,465 | 28.07 |

Clubhouse

| | | |
|------------------------|--------------|-------------|
| Building Maintenance | 1,000 | |
| Cleaning & Supplies | 2,500 | |
| Clubhouse Manager | 1,500 | |
| Total Clubhouse | 5,000 | 0.81 |

Grounds

| | | |
|--|----------------|--------------|
| Maintenance special cleanup, lights, etc | 1,000 | |
| Tree Trimming & Removal | 17,500 | |
| Irrigation Vendor | 13,000 | |
| Irrigation On Site fixes leaks etc T&S Service | 19,000 | |
| Landscape / Community Improvement 2-4 rows | 30,000 | |
| Landscape Contract | 112,260 | |
| Replacement Trees & Shrubs | 20,000 | |
| Sidewalk & Path Repair | 4,500 | |
| Snow Removal | 14,120 | |
| Lighting | 2,000 | |
| Total Grounds | 233,380 | 37.76 |

Pool

| | | |
|--|---------------|--------------|
| Chemicals & Supplies | 6,000 | |
| Mgmt Contract includes lifeguards | 52,250 | |
| Pool Activities; 4 th of July, Labor Day, etc | 8,000 | |
| Repair & Maintenance | 3,000 | |
| Total Pool | 69,250 | 11.21 |

Tennis Courts

| | | |
|---|--------------|-------------|
| Operations & Maintenance separate from reserves | 2,400 | |
| Total Tennis | 2,400 | 0.39 |

| | | |
|-----------------------------------|----------------|--------------|
| Total Operating Expenses | 577,495 | |
| Monthly Operating Expenses | 48,125 | 93.45 |

Townhouse Operating Expenses

| | | |
|---|---------------|--------------|
| Townhouse Water | 40,000 | |
| Water Admin Fee 3% | 1,200 | |
| Total TH Water | 41,200 | 17.43 |
| TH Operating Snow Removal | 23,544 | 9.96 |
| Total Townhouse Expense + TH Water | 64,744 | 27.39 |

Reserves - Dues

| | | |
|----------------------|--|----|
| 515 All Homeowners | | 28 |
| 197 Townhouse Owners | | 10 |

| | |
|--|---------|
| Projected 12/31/19 Operating Fund | 214,520 |
| Minimum 12/31/20 Operating Fund (2 months) | 96,249 |
| Difference of Projected - Desired | 118,271 |
| Difference Per Home Owner Per Month | -19.14 |
| Adjustment for 2020 Dues to Reduce Excess Income | |
| Over Budgeted Operating Expenses | -16.62 |

| Dues | 2020 Dues |
|---|-----------|
| Single Family = General Operating + Reserves + Adjustment | 102 |
| Townhouse = Single Family + TH Operating + TH Reserves | 140 |