

WC3 2022 Budget	2022 Budget
General Operating Expenses	
<i>Administration</i>	
Audit	4,900
Insurance	13,746
Legal Services Reimbursable	1,000
Legal HOA obtain records, etc	7,000
Management Contract	61,200
Admin Expense	8,000
HOA Election	2,500
Website	135
Federal and State Income Tax	1,500
Bad Debt	0
Coupon Books	2,000
Copies and Printing	3,000
Bank Fees	50
Community Welcome	500
Community Events	6,000
Willow Works	4,500
Postage	500
<i>Total Admin</i>	116,531
<i>Utilities</i>	
Elec. & Gas	14,000
Sewer Englewood	3,000
Storm Water	4,998
Phone / Internet	1,500
Trash Collection	75,087
Water Irrigation:	75,000
<i>Total Utilities</i>	173,585
<i>Grounds</i>	
Maint. Special cleanup, Trash	1,000
Tree Trimming & Removal	15,000
Irrigation Vendor	41,000
Irrigation On Site	0
Paver Project	40,000
Landscape Contract	110,160
Replacement Trees & Shrubs	15,000
Sidewalk & Path Repair	4,500
Snow Removal	19,000
Lighting	3,000
<i>Total Grounds</i>	232,660

Amenities	
Clubhouse Maintenance	1,500
Clubhouse Cleaning & Supplies	1,920
Clubhouse Management	0
Pool Contract	55,057
Pool Activities	8,000
Pool Supplies	1,000
Pool Maintenance	1,000
Pool Chemicals	4,000
Tennis Court Maintenance	500
Total Amenities	72,977
Total Operating Expenses	595,752
Monthly Operating Expenses	49,646
Townhome Expenses	
Water	44,045
Water Admin Fee 3%	1,321
Total TH Water	45,366
TH :Snow Removal	40,000
Total Townhome Expense	85,366
Reserves – Contributions	
515 All Homeowners	28
197 Townhome owners	10
Townhome Dues	
Dues - Water	19
Dues -Snow Removal	17
Dues - Alley Maintenance	10
Single Family Dues	107
Townhome Dues	153
Reserves Expenses	
<i>TH Alleys</i>	75,000
<i>General</i>	
Cardkey Access Control	30,000
Ground Cover Replenish	30,711
Tennis Courts Final Fence	53,830
Tennis Courts Final Paint & Stripe	35,886
Concrete Sidewalk	50,000
Pool Deck	35,000
Phase Two Amenity Improvements	60,000