

**WC3 2023 Budget****2023  
Budget****General Operating Expenses*****Administration***

Audit	5,000
Insurance	15,808
Legal Services Reimbursable	1,000
Legal HOA obtain records, etc	3,000
Management Contract	65,208
Admin Expense	2,000
Website	1,200
Federal and State Income Tax	500
Bad Debt	0
Community Welcome	500
Community Events	7,000
Willow Works	5,400
Postage	0

***Total Admin*** **106,616**

***Utilities***

Elec. & Gas	16,100
Sewer Englewood	3,000
Storm Water	5,000
Phone / Internet	1,500
Trash Collection	78,090
Water Irrigation:	75,000

***Total Utilities*** **178,690**

***Grounds***

Maint. Special cleanup, Trash	1,000
Tree Trimming	5,000
Irrigation Vendor	25,000
Landscape Contract	110,000
Sidewalk & Path Repair	9,000
Snow Removal	17,201
Lighting	4,000

***Total Grounds*** **171,201**

***Amenities***

Clubhouse Maintenance	1,500
Clubhouse Cleaning & Supplies	1,000
Clubhouse Manager	2,500

Pool Contract	57,810
Pool Supplies	100
Pool Maint./Cleaning	2,400
Pool Chemicals	7,500
Tennis Court Maintenance	500
<b>Total Amenities</b>	<b>73,310</b>

<b>Total Operating Expenses</b>	529,817
Monthly Operating Expenses	44,151

### **Townhome Expenses**

Water	51,302
Water Admin Fee 3%	1,539
Total TH Water	52,841
TH :Snow Removal	40,136
<b>Total Townhome Expense</b>	<b>92,977</b>

### **Reserves – Contributions**

515 All Homeowners	35
197 Townhome owners	11

### **Reserves Expenses**

TH Alleys	75,000
General	
Paver Project	75,000
Concrete Sidewalk	50,000
Pool Deck	10,000
Tree Replacement/Removal	7,500
Bathroom	120,000
Quebec Fence	250,000
Total	512,500

<b>Single Family Assesment</b>	<b>115</b>
<b>Towhome Assesment</b>	<b>165</b>