

<b>The Willow Creek Homeowners Association No.</b>	
<b>Description</b>	<b>2024 Budget</b>
<b>Operating Accounts</b>	
<b>Expense Accounts</b>	
<b>Administrative &amp; Community Expense</b>	
General Administrative	500.00
Community Events	7,500.00
<b>Communication Expense</b>	
Newsletter Services	5,500.00
<b>Insurance Expenses</b>	
Property, Casualty & D&O Liability Insurance	19,923.00
<b>Utilities</b>	
Electricity	17,417.00
Water	78,000.00
Sewer Service	3,000.00
Trash Removal Service	80,395.00
Cable & Internet	1,905.00
Stormwater Fees	5,000.00
<b>Contracted Services</b>	
Janitorial Services/Clubhouse Cleaning	2,380.00
Pool Contract	65,400.00
Lighting Company (monthly inspection)	1,800.00
<b>Landscaping &amp; Irrigation</b>	
Landscaping Contract	126,060.00
Tree Maintenance (removal and trimming)	10,000.00
Snow Removal	18,491.00
Irrigation Repair & Maintenance	30,000.00
<b>Repair and Maintenance</b>	
Clubhouse Repair & Maintenance	1,000.00
Deck & Awning Repair & Maintenance	550.00
Fire System Repair & Maintenance	100.00
General Repair & Maintenance	8,000.00
Gutter Repair & Maintenance	800.00
Lighting Supplies/Repair & Maintenance	4,000.00
Pool Supplies	500.00
Pool Maintenance/Cleaning	2,500.00
Pool Chemicals	8,686.00
Sidewalk/Concrete Repair & Maintenance	5,000.00
Tennis Court Repair & Maintenance	500.00
<b>Willow Creek Townhomes Expense</b>	
Snow Removal -TH	43,667.97
Townhome - Minor Asphalt & Concrete Repairs - Alleyways	5,000.00
<b>Willow Creek Townhomes Water Expense</b>	
Water - TH	53,354.08
Water Admin Fee (3% per covenants)	1,600.62

<b>Professional Services</b>	
Audit & Tax Services	5,345.00
Legal Services	3,000.00
Management Fees	68,640.00
<b>Taxes</b>	
Federal Income Tax	500.00
<b>Total Operating Expenses</b>	<b>\$686,014.67</b>
<b>Reserve Contributions</b>	
Reserve Contribution Exp - General	246,300.00
Reserve Contribution Exp - Townhome	26,004.00
<b>Total Reserve Contributions</b>	<b>\$272,304.00</b>

<b>Total Expenses</b>	<b>\$958,318.67</b>
-----------------------	---------------------

<b>Income Accounts</b>	
<b>Assessments</b>	
AssessmentsAll Units - All 515 Units	821,940.00
Townhomes Assessments (197 units)	130,020.00
<b>Other Income</b>	
Clubhouse, Interest, Fees	6,359.00
<b>Income Accounts Total</b>	<b>\$958,319.00</b>

<b>Monthly Dues</b>	
<b>Assessments</b>	
Monthly Dues - Single Family Homeowners - Monthly Dues	133.00
Monthly Dues - Townhomes	188.00

<b>Expected Reserve Projects (outside of operating budget)</b>	<b>2024 Projected</b>
Clubhouse lower level	100,950.00
Pool Deck	10,000.00
Pool- Wader - Resurfacing	7,500.00
Pool - Furniture - Replacement	23,400.00
Pathway - Lighting Overhaul	80,000.00
Pathway - Asphalt - Seal Coat/crack fill	8,170.00
Concrete Flatwork - Repair/Replace	52,625.00
Asphalt Paths - Repair/Replace	48,830.00
Timber Walls - Major Repairs - as needed	45,500.00
Rail Fencing - Replace - ad needd	2,185.00
Groundcover & Xeriscaping	64,145.00
Ash Tree Injections & maple tree maintenance	62,500.00
Clubhouse furnishing	6,000.00
Townhome - Asphalt Surface Application	17,897.00
Townhome - Concrete Repair & Replace	53,737.00
<b>Total</b>	<b>583,439.00</b>