

Willow Green Townhomes 2023 Budget

	2023 Approved \$310 / month	2022 Projected	2022 Budget \$285 / month
INCOME			
Dues	\$148,400	\$136,800	\$136,800
Lighting Discount	-\$216	-\$216	-\$216
Interest	\$250	\$300	\$50
Late Fees/Fines	\$50	\$0	\$50
TOTAL INCOME	\$148,484	\$136,884	\$136,684
EXPENSES			
ADMINISTRATION			
Accounting	\$150	\$150	\$150
Insurance	\$28,000	\$28,000	\$22,000
Legal/Audit/Professional	\$500	\$0	\$500
Management	\$8,400	\$8,100	\$8,100
Office & Postage	\$150	\$200	\$150
TOTAL ADMINISTRATION	\$37,200	\$36,450	\$30,900
UTILITIES			
Electricity/Gas	\$1,300	\$1,300	\$1,100
Trash	\$11,000	\$10,900	\$10,500
Water	\$7,000	\$6,700	\$6,500
TOTAL UTILITIES	\$19,300	\$18,900	\$18,100
REPAIRS & MAINTENANCE			
Buildings	\$7,000	\$5,000	\$6,500
Clubhouse	\$500	\$1,000	\$500
Fences	\$1,000	\$2,000	\$500
Grounds Maintenance	\$14,000	\$14,000	\$13,000
Pest Control	\$1,500	\$1,500	\$1,000
Snow Removal	\$10,000	\$12,000	\$8,000
Tree Care	\$5,000	\$6,200	\$5,000
TOTAL REPAIRS & MAINTENANCE	\$39,000	\$41,700	\$34,500
TOTAL EXPENSES	\$95,500	\$97,050	\$83,500
NET OPERATING INCOME	\$52,984	\$39,834	\$53,184
Reserves Transfers	\$52,984	\$35,700	\$53,184
Reserves Projects	\$100,000	\$15,000	\$0
TOTAL RESERVES ACTIVITY	-\$47,016	\$20,700	\$53,184
RESERVES PROJECTS FOR 2023			
Porches / decks	\$100,000		
TOTAL RESERVES PROJECTS	\$100,000		
Reserves Beginning Balance 1/1/23	\$252,100		
Less Expenditures	\$100,000		
Plus Transfers	\$52,984		
Ending Balance 12/31/23	\$205,084		

