

Willow Green Townhomes 2024 Budget

	2024 Approved \$350 / month	2023 Projected	2023 Budget \$310 / month
INCOME			
Dues	\$168,000	\$144,500	\$148,400
Lighting Discount	-\$216	-\$216	-\$216
Interest	\$250	\$3,300	\$250
Late Fees/Fines	\$50	\$0	\$50
TOTAL INCOME	\$168,084	\$147,584	\$148,484
EXPENSES			
ADMINISTRATION			
Accounting	\$150	\$150	\$150
Insurance	\$45,000	\$39,000	\$28,000
Legal/Audit/Professional	\$500	\$500	\$500
Management	\$8,400	\$8,400	\$8,400
Office & Postage	\$350	\$350	\$150
TOTAL ADMINISTRATION	\$54,400	\$48,400	\$37,200
UTILITIES			
Electricity/Gas	\$1,300	\$1,265	\$1,300
Trash	\$12,000	\$12,500	\$11,000
Water	\$7,000	\$7,200	\$7,000
TOTAL UTILITIES	\$20,300	\$20,965	\$19,300
REPAIRS & MAINTENANCE			
Buildings	\$8,000	\$9,000	\$7,000
Clubhouse	\$500	\$300	\$500
Fences	\$1,000	\$0	\$1,000
Grounds Maintenance	\$16,000	\$18,000	\$14,000
Pest Control	\$1,500	\$1,000	\$1,500
Snow Removal	\$10,000	\$8,000	\$10,000
Tree Care	\$5,000	\$0	\$5,000
TOTAL REPAIRS & MAINTENANCE	\$42,000	\$36,300	\$39,000
TOTAL EXPENSES	\$116,700	\$105,665	\$95,500
NET OPERATING INCOME	\$51,384	\$41,919	\$52,984
Reserves Transfers	\$51,384	\$35,315	\$52,984
Reserves Projects	\$100,000	\$112,800	\$100,000
TOTAL RESERVES ACTIVITY	-\$48,616	-\$77,485	-\$47,016
RESERVES PROJECTS FOR 2024			
Decks	\$100,000	\$120,000	\$100,000
TOTAL RESERVES PROJECTS	\$100,000	\$120,000	\$100,000
Reserves Beginning Balance 1/1/24	\$166,000		
Less Expenditures	\$100,000		
Plus Transfers	\$51,384		
Ending Balance 12/31/24	\$117,384		