

**The Windings of Willow Ridge Townhome Association
2020 Budget**

	2019 Budget	2020 Budget
Ordinary Income/Expense		
Income		
Assessments	394,740.00	394,740.00
Bad debt expense	0.00	0.00
Interest Income	5,000.00	5,000.00
Late Fees	0.00	0.00
Miscellaneous Income	0.00	0.00
SFH Reimbursement		
SFH Landscape Contribution	2,500.00	2,500.00
SFH Other Contributions	4,000.00	4,000.00
Total SFH Reimbursement	6,500.00	6,500.00
Transfer From Reserves	115,178.08	0.00
Violation Fines	0.00	0.00
Total Income	521,418.08	406,240.00
Expense		
1-Administrative		
Accounting	403.00	403.00
Block Party	1,000.00	1,000.00
Consulting	5,000.00	1,000.00
Copying/Printing	1,200.00	1,200.00
Income Taxes	2,000.00	2,000.00
Insurance	7,750.00	8,000.00
Legal Fees	3,000.00	3,000.00
Management	24,540.00	25,020.00
Miscellaneous Admin.	623.00	51.00
Office Supplies	50.00	50.00
Postage	750.00	750.00
Reserve Study	0.00	4,000.00
Website	696.00	800.00
Total 1-Administrative	47,012.00	47,274.00
2-Building Expenses		
Drainage	1,200.00	1,200.00
Gutter Cleaning	5,000.00	6,000.00
Repairs		
Carpentry	1,200.00	1,200.00
Concrete	0.00	1,200.00
Exterior Lights/Electrical	2,400.00	2,400.00
Foundation	1,200.00	1,800.00
General and Maintenance	6,600.00	8,400.00
Masonry	4,020.00	2,400.00
Roofing and Gutters	1,200.00	1,200.00
Total Repairs	16,620.00	18,600.00
Total 2-Building Expenses	22,820.00	25,800.00
3-Grounds Expenses		
Irrigation and Aerator-Contract	3,100.00	3,100.00
Irrigation and Aerator-Repairs	4,800.00	4,800.00
Landscaping-Contract	47,388.00	48,000.00
Landscaping-Improvements		
Flowers/Decorations	2,230.00	2,230.00
Miscellaneous Landscaping	2,600.00	3,600.00
Mulch	15,000.00	7,500.00
New Trees and Shrubs	12,000.00	12,000.00
Tree trimming and removals	15,000.00	12,000.00
Tree/Shrub Care and Insect Aps	8,490.00	8,490.00
Turf Repairs	1,200.00	1,200.00
Total Landscaping-Improvements	56,520.00	47,020.00
Paving/Sealcoating	0.00	0.00
Snow Operations		
Emergency Salting- Drives/Walks	2,400.00	2,400.00
SFL & SFC Plowing and Salting	6,000.00	6,000.00
Snow Plowing and Shoveling	30,000.00	30,000.00

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Total Snow Operations	38,400.00	38,400.00
Total 3-Grounds Expenses	150,208.00	141,320.00
4-Utilities		
Electricity	3,000.00	3,000.00
Total 4-Utilities	3,000.00	3,000.00
5-Reserve Contributions		
General	178,200.00	183,846.00
Interest	5,000.00	5,000.00
Total 5-Reserve Contributions	183,200.00	188,846.00
6-Reserve Expenses		
Fenceline Restoration	36,594.70	0.00
Roof Replacement	78,583.38	0.00
Total 6-Reserve Expenses	115,178.08	0.00
Total Expense	521,418.08	406,240.00
Net Income	0.00	0.00