

**The Windings of Willow Ridge Townhome Association  
2023 Budget**

	<b>2022 Budget</b>	<b>2023 Budget</b>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Assessments	417,960.00	433,440.00
Bad debt expense	0.00	0.00
Interest Income	1,200.00	2,400.00
Late Fees	0.00	0.00
Miscellaneous Income	0.00	0.00
SFH Reimbursement		
SFH Landscape Contribution	3,100.00	3,200.00
SFH Other Contributions	4,000.00	5,000.00
<b>Total SFH Reimbursement</b>	<b>7,100.00</b>	<b>8,200.00</b>
Transfer From Reserves	242,511.16	102,470.00
<b>Total Income</b>	<b>668,771.16</b>	<b>546,510.00</b>
<b>Expense</b>		
<b>1-Administrative</b>		
Accounting	450.00	450.00
Block Party	500.00	0.00
Consulting	1,000.00	1,200.00
Copying/Printing	1,200.00	1,200.00
Income Taxes	1,000.00	0.00
Insurance	9,000.00	9,200.00
Legal Fees	3,000.00	3,000.00
Management	25,980.00	26,460.00
Miscellaneous Admin.	161.00	679.00
Office Supplies	50.00	250.00
Postage	750.00	750.00
Website	900.00	780.00
<b>Total 1-Administrative</b>	<b>43,991.00</b>	<b>43,969.00</b>
<b>2-Building Expenses</b>		
Drainage	1,200.00	1,200.00
Gutter Cleaning	6,000.00	6,000.00
Repairs		
Carpentry	1,200.00	1,200.00
Concrete	1,200.00	1,200.00
Exterior Lights/Electrical	2,400.00	2,400.00
Foundation	1,800.00	1,800.00
General and Maintenance	8,400.00	8,400.00
Masonry	2,400.00	2,400.00
Roof Snow Removal	10,000.00	5,000.00
Roofing and Gutters	2,000.00	2,400.00
<b>Total Repairs</b>	<b>29,400.00</b>	<b>24,800.00</b>
<b>Total 2-Building Expenses</b>	<b>36,600.00</b>	<b>32,000.00</b>
<b>3-Grounds Expenses</b>		
Irrigation and Aerator-Contract	3,100.00	6,195.00
Irrigation and Aerator-Repairs	4,800.00	6,000.00
Landscaping-Contract	61,803.00	65,000.00
Landscaping-Improvements		
Flowers/Decorations	2,230.00	3,500.00
Miscellaneous Landscaping	3,600.00	3,600.00
Mulch	17,000.00	20,000.00
New Trees and Shrubs	12,000.00	10,000.00
Tree trimming and removals	12,000.00	12,000.00
Tree/Shrub Care and Insect Aps	11,836.00	11,836.00
Turf Repairs	1,200.00	0.00
<b>Total Landscaping-Improvements</b>	<b>59,866.00</b>	<b>60,936.00</b>
Sealcoating	0.00	15,000.00
Snow Operations		
Emergency Salting- Drives/Walks	2,400.00	2,400.00
SFL & SFC Plowing and Salting	6,000.00	4,000.00
Snow Plowing and Shoveling	26,500.00	26,500.00
<b>Total Snow Operations</b>	<b>34,900.00</b>	<b>32,900.00</b>
<b>Total 3-Grounds Expenses</b>	<b>164,469.00</b>	<b>186,031.00</b>
<b>4-Utilities</b>		
Electricity	3,000.00	3,600.00
<b>Total 4-Utilities</b>	<b>3,000.00</b>	<b>3,600.00</b>
<b>5-Reserve Contributions</b>		
General	177,000.00	176,040.00
Interest	1,200.00	2,400.00
<b>Total 5-Reserve Contributions</b>	<b>178,200.00</b>	<b>178,440.00</b>
<b>6-Reserve Expenses</b>		
Asphalt Replacement	133,213.16	0.00
Irrigation	23,028.00	0.00
Painting & Staining-Bldg/Decks	73,380.00	87,470.00
Wood Replacement-Buildings	12,890.00	15,000.00
<b>Total 6-Reserve Expenses</b>	<b>242,511.16</b>	<b>102,470.00</b>
<b>Total Expense</b>	<b>668,771.16</b>	<b>546,510.00</b>
<b>Net Ordinary Income</b>	<b>0.00</b>	<b>0.00</b>