

The Windings of Willow Ridge Townhome Association
2024 Budget

	2023 Budget	2024 Budget
Ordinary Income/Expense		
Income		
Assessments	433,440.00	448,920.00
Bad debt expense	0.00	0.00
Interest Income	2,400.00	12,000.00
Late Fees	0.00	0.00
Miscellaneous Income	0.00	0.00
SFH Reimbursement		
SFH Landscape Contribution	3,200.00	3,500.00
SFH Other Contributions	5,000.00	5,000.00
Total SFH Reimbursement	8,200.00	8,500.00
Transfer From Reserves	341,106.97	0.00
Violation Fines	0.00	0.00
Total Income	785,146.97	469,420.00
Expense		
1-Administrative		
Accounting	450.00	450.00
Block Party	0.00	0.00
Consulting/PM	1,200.00	1,200.00
Copying/Printing	1,200.00	1,200.00
Income Taxes	0.00	0.00
Insurance	9,200.00	9,200.00
Legal Fees	3,000.00	3,000.00
Management	26,460.00	27,000.00
Miscellaneous Admin.	679.00	360.00
Office Supplies	250.00	250.00
Postage	750.00	750.00
Website	780.00	1,200.00
Total 1-Administrative	43,969.00	44,610.00
2-Building Expenses		
Drainage	1,200.00	1,200.00
Gutter Cleaning	6,000.00	10,350.00
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	6,000.00
Roof Snow Removal	5,000.00	5,000.00
Roofing and Gutters	2,400.00	2,400.00
Total Repairs	24,800.00	28,400.00
Total 2-Building Expenses	32,000.00	39,950.00
3-Grounds Expenses		
Irrigation and Aerator-Contract	6,195.00	6,400.00
Irrigation and Aerator-Repairs	6,000.00	6,000.00
Landscaping-Contract	65,000.00	67,050.00
Landscaping-Improvements		
Flowers/Decorations	3,500.00	2,950.00
Miscellaneous Landscaping	3,600.00	3,600.00
Mulch	20,000.00	18,000.00
New Trees and Shrubs	10,000.00	10,000.00
Tree trimming and removals	12,000.00	12,000.00
Tree/Shrub Care and Insect Aps	11,836.00	12,000.00
Total Landscaping-Improvements	60,936.00	58,550.00
Paving/Sealcoating	15,000.00	0.00
Snow Operations		
Emergency Salting- Drives/Walks	2,400.00	2,400.00
SFL & SFC Plowing and Salting	4,000.00	4,000.00
Snow Plowing and Shoveling	26,500.00	46,000.00
Total Snow Operations	32,900.00	52,400.00
Total 3-Grounds Expenses	186,031.00	190,400.00
4-Utilities		
Electricity	3,600.00	4,200.00
Total 4-Utilities	3,600.00	4,200.00

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5-Reserve Contributions		
General	176,040.00	178,260.00
Interest	2,400.00	12,000.00
Total 5-Reserve Contributions	178,440.00	190,260.00
6-Reserve Expenses		
Asphalt Replacement - Driveways	0.00	0.00
Asphalt Replacement - Roadway	200,167.50	0.00
Irrigation	0.00	0.00
Light Fixture Replacement	9,629.47	0.00
Painting & Staining-Bldg/Decks	73,820.00	0.00
Reserve Study Update	3,250.00	0.00
Sewers and Curb Replacement	37,440.00	0.00
Wood Replacement-Buildings	16,800.00	0.00
Total 6-Reserve Expenses	341,106.97	0.00
Total Expense	785,146.97	469,420.00
Net Income	0.00	0.00