

Willow Hills

COMMUNITY NUMBER:	508	YEAR OF RESERVE STUDY	none
MAXIMUM ANNUAL ASSESSMENT		2020 ASSESSMENT:	\$162.00
FISCAL YEAR ENDING:	12/31	2021 ASSESSMENT:	\$162.00
DATE BUDGET APPROVED	09/17/20	NUMBER OF UNITS	130
INCREASE PROVISIONS:	20% max		

		2019 ACTUAL	2020 BUDGET	2020 PROJECTED ACTUALS	2021 BUDGET	Comments
GLC RECEIPTS						
4100	Association Fees	17,039	21,060	21,484	21,060	
4110	Interest-Delinquency	8	-	14	-	
4140	Fines	300	-	75	-	
4209	TC Trans/Disc Fee	377	-	-	-	
4210	Late Fees	191	-	210	-	
4213	Tax Search/Doc fee	23	-	-	-	
4216	TCPM Deed/Trust Transfer	150	-	-	-	
4220	Lien Fees	30	-	-	-	
4226	Collection Fees	45	-	-	-	
4245	Rental Registration	100	-	125	-	
4246	Rental Reg-Late fee	-	-	45	-	
4500	Interest	9	-	4	-	
TOTAL OPERATING RECEIPTS		18,273	21,060	21,957	21,060	TOTAL RECEIPTS
EXPENSES:						
5010	Water	504	440	1,110	445	
5015	Water - Park	508	310	253	320	
5025	Electric	495	480	490	505	
UTILITIES TOTAL		1,507	1,230	1,853	1,270	UTILITIES TOTAL
5110	Landscape Contract	3,960	3,960	3,960	3,960	
5160	Shrubs/Trees/Flowers	-	1,910	1,910	1,910	
LANDSCAPING TOTAL		3,960	5,870	5,870	5,870	LANDSCAPING TOTAL
5525	Common Area Repairs	2,390	500	677	600	
5655	Exterminating	-	900	900	900	
5670	Back Flow Testing	52	52	-	52	
GENERAL MAINTENANCE TOTAL		2,442	1,452	1,577	1,552	GENERAL MAINTENANCE TOTAL
5810	Legal Fees	-	1,000	570	600	
5820	Management Contract	6,900	7,107	7,104	7,317	
5835	Audit/Review/Compilation	645	645	44	645	
5840	Insurance	1,738	1,825	-	1,775	
5850	Taxes - Income	50	50	50	50	
5855	Taxes - Common Area	7	5	-	5	
5860	Permits & Licenses	10	-	10	10	
5865	Meeting Expenses	180	180	180	180	
5880	Printing & Postage	1,342	750	761	893	
5899	Trust Transfer	50	-	-	-	
5900	Late/Lien/NSF Fees	158	-	178	-	
5901	Transfer/Disclosure/Tax Search	500	-	-	-	
5904	Collection Agency	90	-	96	-	
5912	Bank Service Charges	8	-	-	-	
5916	Rental Registration Fees	80	-	159	-	
ADMINISTRATIVE TOTAL		11,758	11,562	9,152	11,475	ADMINISTRATIVE TOTAL
TOTAL OPERATING DISBURSEMENTS		19,667	20,114	18,452	20,167	TOTAL OPERATING DISBURSEMENTS
CAPITAL RESERVE CATEGORIES:						
9190	Transfer - Reserves	890	946	948	893	
TOTAL CAPITAL RESERVE CONTRIBUTIONS		890	946	948	893	TOTAL CONTRIBUTIONS TO RESERVES
TOTAL DISBURSEMENTS		20,557	21,060	19,400	21,060	TOTAL DISBURSEMENTS
EXCESS RECEIPTS/(DISBURSEMENTS)		(2,285)	-	2,557	(0)	EXCESS RECEIPT/(DISBURSEMENTS)