

Willow Hills

COMMUNITY NUMBER:	508	YEAR OF RESERVE STUDY	none
MAXIMUM ANNUAL ASSESSMENT		2019 ASSESSMENT:	\$135.00
FISCAL YEAR ENDING:	12/31	2020 ASSESSMENT:	\$162.00
DATE BUDGET APPROVED	10/16/19	NUMBER OF UNITS	130
INCREASE PROVISIONS:	20% max		

		2018 ACTUAL	2019 BUDGET	2019 PROJECTED ACTUALS	2020 BUDGET	Comments
GLC	RECEIPTS					
4100	Association Fees	27,087	17,550	17,733	21,060	
4120	Special Assessment	242	-	-	-	
4210	Late Fees	125	100	142	-	
4255	Misc Income	4	-	-	-	
4500	Interest	3	-	5	-	
	TOTAL OPERATING RECEIPTS	27,460	17,650	17,880	21,060	TOTAL RECEIPTS
	EXPENSES:					
5010	Water	513	450	431	440	
5015	Water - Park	405	300	332	310	
5025	Electric	524	450	501	480	
	UTILITIES TOTAL	1,443	1,200	1,264	1,230	UTILITIES TOTAL
5110	Landscape Contract	3,602	3,960	3,977	3,960	Landscape Contract
5160	Shrubs/Trees/Flowers			-	1,910	2nd arroyo clean up
	LANDSCAPING TOTAL	3,602	3,960	3,977	5,870	LANDSCAPING TOTAL
5525	Common Area Repairs	2,816	1,000	2,390	500	prior - included exterminating
5655	Exterminating			-	900	\$75 per month/pack rats
5670	Back Flow Testing			52	52	
	GENERAL MAINTENANCE TOTAL	2,816	1,000	2,442	1,452	GENERAL MAINTENANCE TOTAL
5810	Legal Fees	593	1,500	-	1,000	
5820	Management Contract	4,085	6,000	6,900	7,107	3% per contract
5835	Audit/Review/Compilation	860	1,650	1,245	645	
5840	Insurance	1,698	2,200	1,738	1,825	
5850	Taxes - Income	-	45	50	50	
5855	Taxes - Common Area	4	-	-	5	
5860	Permits & Licenses	10	-	10	-	
5865	Meeting Expenses	90	300	-	180	\$45 per rental x 4 rentals
5880	Printing & Postage	1,094	500	709	750	
5895	Legal - Collection Fees	75	-	-	-	
5900	Late/Lien/NSF Fees	8	-	185	-	
5912	Bank Service Charges	35	155	-	-	
5960	Bad Debt Expense		200	-	-	
	ADMINISTRATIVE TOTAL	8,552	12,550	10,837	11,562	ADMINISTRATIVE TOTAL
	TOTAL OPERATING DISBURSEMENTS	16,413	18,710	18,520	20,114	TOTAL OPERATING DISBURSEMENTS
	CAPITAL RESERVE CATEGORIES:					
9190	Transfer - Reserves	-	890	888	946	
	TOTAL CAPITAL RESERVE CONTRIBUTIONS	-	890	888	946	TOTAL CONTRIBUTIONS TO RESERVES
	TOTAL DISBURSEMENTS	16,413	19,600	19,408	21,060	TOTAL DISBURSEMENTS
	EXCESS RECEIPTS/(DISBURSEMENTS)	11,047	(1,950)	(1,528)	-	EXCESS RECEIPT/(DISBURSEMENTS)