

Association: **Willowcroft Owners Association, Inc.**

Budget Year: **2023 Approved Budget**

Number of Doors: 33

Dollar per door management fee:

Flat Annual Management fee: \$4,800.00

This budget is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs may exceed the estimated costs. Guardian Association Management LLC (GAM) seeks to ensure that all content and information published by GAM is current and accurate; however, GAM does not warrant, or assume any legal liability or responsibility for, the accuracy, completeness or usefulness of any information presented herein.

	2023		Percentage of Budget	2023 Per Unit Assessments Annual	2023 Per Unit Assessment Semi-Annual	2022	
	Annual	Semi-Annual				Budget	Estimated Year End
ESTIMATED INCOME FOR THE ASSOCIATION:							
Assessments	\$ 56,062.89	\$ 28,031.45					
Other Income	\$ -	\$ -					
	56,062.89	28,031.45					
ESTIMATED EXPENSES FOR THE ASSOCIATION:							
ADMINISTRATION OF THE ASSOCIATION							
Accounting							
Tax Preparation	\$ 250.00	\$ 125.00	0.45%	\$ 7.58	\$ 3.79	\$ 250.00	\$ 250.00
Fees payable to the division (Annual Report)	\$ 61.25	\$ 30.63	0.11%	\$ 1.86	\$ 0.93	\$ 61.25	\$ 61.25
Legal	\$ 500.00	\$ 250.00	0.89%	\$ 15.15	\$ 7.58	\$ 4,000.00	\$ -
Bank Charges	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
Office expense postage supplies	\$ 1,000.00	\$ 500.00	1.78%	\$ 30.30	\$ 15.15	\$ 1,000.00	\$ 950.00
Collections Expense	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
Beulahland Drainage Assn.	\$ 1,440.00	\$ 720.00	2.57%	\$ 43.64	\$ 21.82	\$ 1,260.00	\$ 1,250.00
MANAGEMENT FEE	\$ 4,800.00	\$ 2,400.00	8.56%	\$ 145.45	\$ 72.73	\$ 4,800.00	\$ 4,800.00
MAINTENANCE							
General Maintenance	\$ 3,000.00	\$ 1,500.00	5.35%	\$ 90.91	\$ 45.45	\$ 3,000.00	\$ 2,100.00
Gate Maintenance	\$ 1,000.00	\$ 500.00	1.78%	\$ 30.30	\$ 15.15	\$ 1,000.00	\$ 880.00
Service Contracts							
Lawn							
Lawn Maintenance Contract	\$ 6,900.00	\$ 3,450.00	12.31%	\$ 209.09	\$ 104.55	\$ 6,900.00	\$ 6,900.00
Lawn Supplies (Mulch/Ent./Upgrades)	\$ 5,000.00	\$ 2,500.00	8.92%	\$ 151.52	\$ 75.76	\$ 5,000.00	\$ -
Tree Maint/Removal	\$ 2,000.00	\$ 1,000.00	3.57%	\$ 60.61	\$ 30.30	\$ 2,000.00	\$ -
Irrigation Maintenance	\$ 1,400.00	\$ 700.00	2.50%	\$ 42.42	\$ 21.21	\$ 1,100.00	\$ 1,600.00
Pest Control - Exterior	\$ 1,620.00	\$ 810.00	2.89%	\$ 49.09	\$ 24.55	\$ 1,400.00	\$ 1,600.00
Power Washing	\$ 3,150.00	\$ 1,575.00	5.62%	\$ 95.45	\$ 47.73	\$ 3,150.00	\$ 3,150.00
Entry Lighting	\$ -	\$ -	0.00%	\$ -	\$ -	\$ 1,000.00	\$ 590.00
	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
INSURANCE	\$ 2,600.00	\$ 1,300.00	4.64%	\$ 78.79	\$ 39.39	\$ 2,475.00	\$ 2,375.00
UTILITIES							
GRU	\$ 11,291.64	\$ 10,266.12	20.14%	\$ 342.17	\$ 171.09	\$ 10,000.00	\$ 10,265.00
Telephone	\$ 1,400.00	\$ 700.00	2.50%	\$ 42.42	\$ 21.21	\$ 1,300.00	\$ 1,284.00
Total Operating	\$ 47,412.89	\$ 23,706.45	84.57%	\$ 1,436.75	\$ 718.38	\$ 49,696.25	\$ 38,055.25
Reserves (See schedule)	\$ 8,650.00	\$ 4,325.00	15.43%	\$ 262.12	\$ 131.06	\$ 8,650.00	\$ 8,650.00
Total Funds to be assessed to all Homeowners	\$ 56,062.89	\$ 28,031.45	100.00%	\$ 1,699.00	\$ 849.50	\$ 58,346.25	\$ 46,705.25
Estimated Excess of Income over Expenses	\$ -	\$ -					
RESERVE EXPENSES							
	Estimated	Remaining	Replacement	Reserve Balance	2023		
	Life	Life	Cost	as of	Annual		
Reserve - Paving	20	19	\$ 133,000.00	12/31/2022	Amount		
Reserve - General	-	-	\$ -		\$ 8,650.00		
Reserve - Entrance-lighting					\$ 3,855.62		
Reserve - Gate					\$ 18,860.11		
					\$ 5,050.76		
Totals			\$ 133,000.00	\$ 53,999.59	\$ 8,650.00		