

Homestead in the Willows  
2021 Budget

Unaudited  
Subject to Change

| Acct.                      | 2019<br>Actual         | 2020<br>Actual         | 2021<br>Budget         | 2021<br>Actual*        | 2022<br>Budget         |
|----------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>INCOME</b>              |                        |                        |                        |                        |                        |
| 311 Single Home Assessment | \$ 937,555.83          | \$ 1,033,170.00        | \$ 1,077,600.00        | \$ 1,075,200.00        | \$ 1,185,360.00        |
| 312 Townhome Assessment    | \$ 30,949.50           | \$ 32,589.00           | \$ 34,222.00           | \$ 34,222.00           | \$ 37,630.00           |
| 313 Associate Memberships  | \$ 1,054.00            | \$ 550.00              | \$ 2,313.60            | \$ 4,445.74            | \$ 2,314.00            |
| 318 Late Fees              | \$ 3,090.56            | \$ 2,828.87            | \$ 3,000.00            | \$ 2,206.22            | \$ 2,544.00            |
| 321 Interest               | \$ 42.11               | \$ 45.33               | \$ 35.00               | \$ 67.15               | \$ 59.00               |
| 331 Advertising            | \$ 16,596.00           | \$ 14,699.75           | \$ 9,500.00            | \$ 12,153.00           | \$ 10,190.00           |
| 341 Pool Parties/Rental    | \$ 337.75              | \$ 13,827.50           | \$ -                   | \$ 4,963.75            | \$ -                   |
| 351 Transfer Fees          | \$ 16,450.00           | \$ 16,800.00           | \$ 6,500.00            | \$ 20,500.00           | \$ 17,700.00           |
| 355 Association Fines      | \$ 3,550.00            | \$ 5,200.00            | \$ 300.00              | \$ 11,799.57           | \$ 13,634.00           |
| 200 Pool/Tennis Keys       | \$ 1,370.00            | \$ 180.00              | \$ 200.00              | \$ 290.00              | \$ 200.00              |
| 365 Other Income           | \$ 187.88              | \$ 603.97              | \$ 150.00              | \$ 7,230.00            | \$ 2,000.00            |
| <b>TOTAL INCOME</b>        | <b>\$ 1,011,183.63</b> | <b>\$ 1,120,494.42</b> | <b>\$ 1,133,820.60</b> | <b>\$ 1,173,077.43</b> | <b>\$ 1,271,631.00</b> |

| Acct.                          | 2019<br>Actual       | 2020<br>Actual       | 2021<br>Budget       | 2021<br>Actual*      | 2022<br>Budget       |
|--------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>EXPENSES</b>                |                      |                      |                      |                      |                      |
| Administrative:                |                      |                      |                      |                      |                      |
| 411 Salary - Business Manager  | \$ 37,198.00         | \$ 42,542.46         | \$ 38,178.00         | \$ 44,752.00         | \$ 45,000.00         |
| 412 Temporary Help - Admin     | \$ 7,654.50          | \$ 8,502.00          | \$ 10,800.00         | \$ 11,917.50         | \$ 11,950.00         |
| 421 Payroll Taxes (FUTA.8%/SI  | \$ 490.09            | \$ 497.66            | \$ 600.00            | \$ 709.16            | \$ 800.00            |
| 423 FICA - Employers Share(7.1 | \$ 6,425.02          | \$ 7,482.89          | \$ 7,800.00          | \$ 9,158.70          | \$ 8,640.00          |
| 431 Postage                    | \$ 1,331.51          | \$ 1,369.05          | \$ 1,482.00          | \$ 1,042.53          | \$ 1,761.00          |
| 432 Printing/Copying           | \$ 2,811.35          | \$ 1,488.68          | \$ 2,183.00          | \$ 1,748.59          | \$ 3,315.00          |
| 433 Equipment Repair           | \$ -                 | \$ 1,518.15          | \$ 1,700.00          | \$ 1,772.33          | \$ 1,400.00          |
| 434 Supplies - Office          | \$ 302.22            | \$ 1,765.99          | \$ 684.00            | \$ 444.02            | \$ 800.00            |
| 435 - Computer                 | \$ 1,691.99          | \$ 2,088.61          | \$ 1,775.00          | \$ 3,317.60          | \$ 1,676.00          |
| 436 Office Cleaning/Snow Shov  | \$ 1,599.12          | \$ 1,254.12          | \$ 1,100.00          | \$ 1,658.01          | \$ 1,000.00          |
| 437 Mileage                    | \$ 297.83            | \$ 213.32            | \$ 297.00            | \$ 222.88            | \$ 300.00            |
| 438 Membership Fees            | \$ 230.00            | \$ 230.00            | \$ 260.00            | \$ 470.00            | \$ 230.00            |
| 441 Newsletter - Printing      | \$ 11,301.42         | \$ 9,818.26          | \$ 11,690.00         | \$ 13,325.52         | \$ 13,806.00         |
| 442 - Delivery                 | \$ 2,520.00          | \$ 2,870.00          | \$ 2,760.00          | \$ 2,710.00          | \$ 2,520.00          |
| 443 - Bags                     | \$ 393.19            | \$ 393.19            | \$ 400.00            | \$ 393.19            | \$ 400.00            |
| 447 Annual Meeting Costs       | \$ 658.52            | \$ 182.82            | \$ 500.00            | \$ 468.00            | \$ 500.00            |
| 451 Accounting - Audit         | \$ 2,900.00          | \$ 2,900.00          | \$ 2,900.00          | \$ 2,900.00          | \$ 2,900.00          |
| 452 Accounting - Bookkeeper    | \$ 1,920.00          | \$ 2,100.00          | \$ 2,100.00          | \$ 1,750.00          | \$ 2,100.00          |
| 455 Bank Service Charges       | \$ 5.50              | \$ 5.00              | \$ 30.00             | \$ 78.00             | \$ 30.00             |
| 461 Legal                      | \$ 5,264.99          | \$ 4,490.00          | \$ 6,533.00          | \$ 5,094.00          | \$ 10,676.00         |
| 471 General Insurance          | \$ 52,535.75         | \$ 44,268.00         | \$ 65,000.00         | \$ 46,425.64         | \$ 67,133.00         |
| 472 Workman's Compensation     | \$ 1,123.00          | \$ 1,258.00          | \$ 1,371.00          | \$ 1,770.00          | \$ 1,770.00          |
| 480 Bathroom Opening-Closing   | \$ 4,459.90          | \$ -                 | \$ 3,300.00          | \$ 3,688.66          | \$ 3,675.00          |
| 483 Architectural Control      | \$ 5,476.50          | \$ 9,651.74          | \$ 12,634.00         | \$ 9,527.50          | \$ 11,000.00         |
| 490 Pool/Tennis Keys           | \$ -                 | \$ -                 | \$ -                 | \$ 710.57            | \$ -                 |
| 494 Miscellaneous Admin        | \$ 1,219.88          | \$ 221.11            | \$ 1,330.50          | \$ 1,550.81          | \$ 1,934.00          |
| <b>Total Administrative</b>    | <b>\$ 149,810.28</b> | <b>\$ 147,111.05</b> | <b>\$ 177,407.50</b> | <b>\$ 167,605.21</b> | <b>\$ 195,316.00</b> |

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| Acct.                          | 2019<br>Actual | 2020<br>Actual | 2021<br>Budget | 2021<br>Actual* | 2022<br>Budget |
|--------------------------------|----------------|----------------|----------------|-----------------|----------------|
| Land Maintenance:              |                |                |                |                 |                |
| 511 Salary - Landscape         | \$ 23,478.96   | \$ 24,183.00   | \$ 30,394.47   | \$ 30,394.44    | \$ 36,000.00   |
| 513 Temp. Help Landscape       | \$ -           | \$ -           | \$ -           | \$ 10,470.00    | \$ 7,800.00    |
| 521 Pruning & Spraying         | \$ 7,146.00    | \$ 1,330.00    | \$ 8,755.23    | \$ 12,230.00    | \$ 9,193.00    |
| 541 Land Contract              | \$ 59,568.00   | \$ 61,248.24   | \$ 62,703.36   | \$ 59,568.00    | \$ 63,484.00   |
| 551 R/M - Walkways             | \$ 10,582.85   | \$ 7,056.25    | \$ 10,555.93   | \$ 9,648.47     | \$ 10,555.00   |
| 552 R/M - Trees                | \$ 25,065.00   | \$ 33,045.00   | \$ 35,277.00   | \$ 39,523.00    | \$ 40,950.00   |
| 553 Sprinkler Contract         | \$ 15,328.00   | \$ 15,328.00   | \$ 15,672.93   | \$ 11,496.00    | \$ 17,496.00   |
| 554 R/M - Sod, RR Ties, Bench  | \$ 5,100.00    | \$ 6,683.00    | \$ 4,939.09    | \$ 1,950.00     | \$ 5,186.00    |
| 555 R/M - Sprinkler            | \$ 21,009.53   | \$ 29,035.86   | \$ 34,070.30   | \$ 29,736.19    | \$ 36,500.00   |
| 561 Flower Beds                | \$ 5,970.51    | \$ 219.00      | \$ 7,349.61    | \$ 96.44        | \$ 5,000.00    |
| 562 Special Projects & Repairs | \$ 2,847.00    | \$ -           | \$ 2,943.51    | \$ 3,079.00     | \$ 3,091.00    |
| 563 Tree Replacement Expense   | \$ 5,220.00    | \$ 4,770.00    | \$ 7,315.12    | \$ 12,645.00    | \$ 7,681.00    |
| 570 Fence Repairs              | \$ 39,826.90   | \$ 48,712.90   | \$ 52,936.40   | \$ 47,874.05    | \$ 25,000.00   |
| 575 Miscellaneous Landscape    | \$ 1,997.85    | \$ 899.68      | \$ 1,473.94    | \$ 2,557.78     | \$ 1,548.00    |
| Total Land Maintenance         | \$ 223,140.60  | \$ 232,510.93  | \$ 274,386.89  | \$ 271,268.37   | \$ 269,484.00  |

| Acct.                           | 2019<br>Actual | 2020<br>Actual | 2021<br>Budget | 2021<br>Actual* | 2022<br>Budget |
|---------------------------------|----------------|----------------|----------------|-----------------|----------------|
| Pool:                           |                |                |                |                 |                |
| 610 Pool Management Contract    | \$ 117,000.00  | \$ 134,751.00  | \$ 125,075.00  | \$ 122,060.00   | \$ 145,400.00  |
| 631 Operating Supplies - Janito | \$ 1,256.35    | \$ 2,308.20    | \$ 4,000.00    | \$ 836.66       | \$ 4,750.00    |
| 632 - Chemicals                 | \$ 15,396.51   | \$ 18,113.47   | \$ 16,000.00   | \$ 18,180.80    | \$ 18,500.00   |
| 633 - Office                    | \$ 212.62      | \$ 1,027.20    | \$ 2,500.00    | \$ 711.74       | \$ 2,500.00    |
| 641 R/M - Pools                 | \$ 4,971.22    | \$ 5,498.55    | \$ 5,800.00    | \$ 10,579.71    | \$ 4,000.00    |
| 642 - Buildings                 | \$ 5,802.05    | \$ 5,582.52    | \$ 4,000.00    | \$ 11,527.37    | \$ 4,000.00    |
| 643 - Equipment                 | \$ 7,562.51    | \$ 3,633.39    | \$ 4,500.00    | \$ 1,014.09     | \$ 6,000.00    |
| 644 - Furniture                 | \$ 1,959.95    | \$ 375.00      | \$ 2,000.00    | \$ -            | \$ 2,000.00    |
| 651 Telephones                  | \$ 799.23      | \$ 1,411.64    | \$ 1,200.00    | \$ 877.12       | \$ 1,200.00    |
| 661 Pool Opening/Closing        | \$ 4,165.56    | \$ 7,334.18    | \$ 3,000.00    | \$ 19,055.27    | \$ 5,500.00    |
| 681 Swim Team Funding           | \$ 497.89      | \$ -           | \$ 2,000.00    | \$ 2,000.00     | \$ 2,000.00    |
| 691 Special Events              | \$ -           | \$ -           | \$ 100.00      | \$ 5,870.00     | \$ 100.00      |
| Miscellaneous Pool              | \$ 1,339.05    | \$ 671.49      | \$ 500.00      | \$ (2,527.14)   | \$ 500.00      |
| Total Pool Expenses             | \$ 160,962.94  | \$ 180,706.64  | \$ 170,675.00  | \$ 190,185.62   | \$ 196,450.00  |

| Acct.                      | 2019<br>Actual | 2020<br>Actual | 2021<br>Budget | 2021<br>Actual* | 2022<br>Budget |
|----------------------------|----------------|----------------|----------------|-----------------|----------------|
| 711 Tennis:                |                |                |                |                 |                |
| 731 Salary - Manager       | \$ 4,377.00    | \$ 5,400.00    | \$ 6,500.00    | \$ 6,500.04     | \$ 7,800.00    |
| 732 Supplies - Maintenance | \$ 787.25      | \$ 1,669.14    | \$ 2,200.00    | \$ 2,639.68     | \$ 2,200.00    |
| 733 Cleaning               | \$ 3,498.00    | \$ 4,800.00    | \$ 3,500.00    | \$ 3,499.92     | \$ 3,730.00    |
| 741 Repairs                | \$ 3,853.00    | \$ 1,245.43    | \$ 2,000.00    | \$ -            | \$ 2,000.00    |
| 761 Keys/Locks             | \$ 98.50       | \$ 608.08      | \$ -           | \$ 284.91       | \$ -           |
| 771 Tennis Program Funding | \$ 897.75      | \$ 1,298.88    | \$ 1,000.00    | \$ 1,093.84     | \$ 800.00      |
| Miscellaneous              | \$ 1,225.00    | \$ -           | \$ -           | \$ -            | \$ -           |
| Total Tennis Expenses      | \$ 14,736.50   | \$ 15,021.53   | \$ 15,200.00   | \$ 14,018.39    | \$ 16,530.00   |

| Acct.          | 2019<br>Actual | 2020<br>Actual | 2021<br>Budget | 2021<br>Actual* | 2021<br>Budget |
|----------------|----------------|----------------|----------------|-----------------|----------------|
| 811 Utilities: |                |                |                |                 |                |
| 812 Water      | \$ 106,658.69  | \$ 121,944.72  | \$ 126,286.00  | \$ 96,218.71    | \$ 127,376.00  |
| 813 Sewer      | \$ 8,632.44    | \$ 9,095.45    | \$ 9,062.00    | \$ 9,288.05     | \$ 9,781.00    |

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|                    |    |            |    |            |    |            |    |            |    |            |
|--------------------|----|------------|----|------------|----|------------|----|------------|----|------------|
| 814 Gas            | \$ | 7,398.22   | \$ | 5,717.16   | \$ | 10,567.00  | \$ | 9,838.46   | \$ | 7,815.00   |
| 815 Electric       | \$ | 10,418.82  | \$ | 10,485.53  | \$ | 10,126.00  | \$ | 12,271.98  | \$ | 14,667.00  |
| 817 Phone - Office | \$ | 2,039.42   | \$ | 2,090.26   | \$ | 2,400.00   | \$ | 2,067.12   | \$ | 3,250.00   |
| Trash removal      | \$ | 105,365.46 | \$ | 107,939.60 | \$ | 112,658.00 | \$ | 92,622.88  | \$ | 114,656.00 |
| Total Utilities    | \$ | 240,513.05 | \$ | 257,272.72 | \$ | 271,099.00 | \$ | 222,307.20 | \$ | 277,545.00 |

840 Other:

|                      |    |   |  |         |    |          |    |           |    |          |
|----------------------|----|---|--|---------|----|----------|----|-----------|----|----------|
| Donations/Soc. Comm. | \$ | - |  | 1224.12 | \$ | 1,225.00 | \$ | 1,108.03  |    | 4296     |
| 845 Vandalism        | \$ | - |  | 0       | \$ | 500.00   | \$ | 9,089.36  | \$ | 1,000.00 |
| Total Other          | \$ | - |  | 1224.12 | \$ | 1,725.00 | \$ | 10,197.39 | \$ | 5,296.00 |

|                |    |            |    |            |    |            |    |            |    |            |
|----------------|----|------------|----|------------|----|------------|----|------------|----|------------|
| Total Expenses | \$ | 789,163.37 | \$ | 836,546.22 | \$ | 910,493.39 | \$ | 875,582.18 | \$ | 960,621.00 |
|----------------|----|------------|----|------------|----|------------|----|------------|----|------------|

|  |        |        |        |         |        |
|--|--------|--------|--------|---------|--------|
|  | 2019   | 2020   | 2021   | 2021    | 2022   |
|  | Actual | Actual | Budget | Actual* | Budget |

|                          |    |              |    |              |    |              |    |              |    |              |
|--------------------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|
| Total Income             | \$ | 1,011,183.63 | \$ | 1,120,494.42 | \$ | 1,133,820.60 | \$ | 1,173,077.43 | \$ | 1,271,631.00 |
| Total Expenses           | \$ | 789,163.37   | \$ | 836,546.22   | \$ | 910,493.39   | \$ | 875,582.18   | \$ | 960,621.00   |
| Reserve Deposit          | \$ | 222,020.26   | \$ | 283,948.20   | \$ | 223,327.21   | \$ | 297,495.25   | \$ | 311,010.00   |
| Reserve Fund Expenditure | \$ | 86,269.77    | \$ | 83,839.77    | \$ | 228,736.00   | \$ | 214,701.48   | \$ | 154,656.00   |

\*as of 12.11.20