

Homestead in the Willows
2023 Budget

Unaudited
Subject to Change

	2019 Actual	2020 Actual	2021 Actual	2022 Actual*	2023 Budget**
INCOME					
Single Home Assessment	\$ 937,555.83	\$ 1,033,170.00	\$ 1,075,200.00	\$ 1,184,202.76	\$ 1,267,078.00
Townhome Assessment	\$ 30,949.50	\$ 32,589.00	\$ 34,222.00	\$ 37,630.00	\$ 42,174.00
Associate Memberships	\$ 1,054.00	\$ 550.00	\$ 4,445.74	\$ 6,360.00	\$ 3,565.00
Late Fees	\$ 3,090.56	\$ 2,828.87	\$ 2,206.22	\$ 2,429.68	\$ 2,544.00
Interest	\$ 42.11	\$ 45.33	\$ 70.78	\$ 73.12	\$ 59.00
Advertising	\$ 16,596.00	\$ 14,699.75	\$ 13,043.00	\$ 15,005.00	\$ 14,430.00
Pool Parties/Rental	\$ 337.75	\$ 13,827.50	\$ 4,963.75	\$ 5,555.00	\$ -
Transfer Fees	\$ 16,450.00	\$ 16,800.00	\$ 21,200.00	\$ 11,900.00	\$ 5,000.00
Association Fines	\$ 3,550.00	\$ 5,200.00	\$ 11,862.00	\$ 6,625.00	\$ 5,000.00
Pool/Tennis Keys	\$ 1,370.00	\$ 180.00	\$ 290.00	\$ 2,820.00	\$ 200.00
Other Income	\$ 187.88	\$ 603.97	\$ 7,332.00	\$ 5,186.33	\$ 2,000.00
TOTAL INCOME	\$ 1,011,183.63	\$ 1,120,494.42	\$ 1,174,835.49	\$ 1,277,786.89	\$ 1,342,050.00

	2019 Actual	2020 Actual	2021 Actual	2022 Actual*	2023 Budget**
EXPENSES					
Administrative:					
Salary - Business Manager	\$ 37,198.00	\$ 42,542.46	\$ 44,752.00	\$ 52,278.75	\$ 48,600.00
Temporary Help - Admin	\$ 7,654.50	\$ 8,502.00	\$ 11,917.50	\$ 14,385.00	\$ 7,055.00
Payroll Taxes (FUTA.8%/SI	\$ 490.09	\$ 497.66	\$ 709.16	\$ 994.69	\$ 1,000.00
FICA - Employers Share(7.1	\$ 6,425.02	\$ 7,482.89	\$ 9,158.70	\$ 12,376.76	\$ 9,000.00
Postage	\$ 1,331.51	\$ 1,369.05	\$ 1,042.53	\$ 3,353.14	\$ 4,178.00
Printing/Copying	\$ 2,811.35	\$ 1,488.68	\$ 1,748.59	\$ 3,095.27	\$ 3,230.00
Equipment Repair	\$ -	\$ 1,518.15	\$ 1,772.33	\$ 1,699.00	\$ 3,100.00
Supplies - Office	\$ 302.22	\$ 1,765.99	\$ 503.29	\$ 820.53	\$ 550.00
- Computer	\$ 1,691.99	\$ 2,088.61	\$ 3,806.40	\$ 7,331.90	\$ 9,850.00
Office Cleaning/Snow Shov	\$ 1,599.12	\$ 1,254.12	\$ 1,658.01	\$ 1,253.69	\$ 1,600.00
Mileage	\$ 297.83	\$ 213.32	\$ 222.88	\$ 355.63	\$ 350.00
Membership Fees	\$ 230.00	\$ 230.00	\$ 470.00	\$ -	\$ 250.00
Newsletter - Printing	\$ 11,301.42	\$ 9,818.26	\$ 13,325.52	\$ 14,301.56	\$ 15,714.00
- Delivery	\$ 2,520.00	\$ 2,870.00	\$ 2,710.00	\$ 2,520.00	\$ 2,976.00
- Bags	\$ 393.19	\$ 393.19	\$ 393.19	\$ 393.19	\$ 432.00
Annual Meeting Costs	\$ 658.52	\$ 182.82	\$ 468.00	\$ 426.03	\$ 500.00
Accounting - Audit	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00
Accounting - Bookkeeper	\$ 1,920.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
Bank Service Charges	\$ 5.50	\$ 5.00	\$ 78.00	\$ 19.50	\$ 30.00
Legal	\$ 5,264.99	\$ 4,490.00	\$ 5,832.50	\$ 8,547.00	\$ 13,402.00
General Insurance	\$ 52,535.75	\$ 44,268.00	\$ 50,469.64	\$ 52,576.84	\$ 65,675.00
Workman's Compensation	\$ 1,123.00	\$ 1,258.00	\$ 1,770.00	\$ 2,588.00	\$ 3,354.00
Bathroom Opening-Closing	\$ 4,459.90	\$ -	\$ 3,688.66	\$ 3,121.56	\$ 6,800.00
Architectural Control	\$ 5,476.50	\$ 9,651.74	\$ 9,527.50	\$ 20,815.96	\$ 40,525.00
Pool/Tennis Keys	\$ -	\$ -	\$ 710.57	\$ 521.25	\$ -
Miscellaneous Admin	\$ 1,219.88	\$ 221.11	\$ 1,582.56	\$ 1,104.51	\$ 1,858.00
Total Administrative	\$ 149,810.28	\$ 147,111.05	\$ 173,317.53	\$ 209,879.76	\$ 245,029.00

	2019 Actual	2020 Actual	2021 Actual	2022 Actual*	2023 Budget**
Land Maintenance:					
Salary - Landscape	\$ 23,478.96	\$ 24,183.00	\$ 30,394.44	\$ 36,000.00	\$ 38,952.00
Temp. Help Landscape	\$ -	\$ -	\$ 10,470.00	\$ 18,291.13	\$ 12,000.00
Pruning & Spraying	\$ 7,146.00	\$ 1,330.00	\$ 12,230.00	\$ 1,344.00	\$ 6,693.00
Land Contract	\$ 59,568.00	\$ 61,248.24	\$ 59,568.00	\$ 57,848.96	\$ 66,023.00
R/M - Walkways	\$ 10,582.85	\$ 7,056.25	\$ 9,648.47	\$ 7,263.59	\$ 11,178.00
R/M - Trees	\$ 25,065.00	\$ 33,045.00	\$ 39,523.00	\$ 39,818.40	\$ 46,000.00
Sprinkler Contract	\$ 15,328.00	\$ 15,328.00	\$ 11,496.00	\$ 15,309.00	\$ 17,496.00
R/M - Sod, RR Ties, Bench	\$ 5,100.00	\$ 6,683.00	\$ 1,950.00	\$ 1,383.78	\$ 5,492.00
R/M - Sprinkler	\$ 21,009.53	\$ 29,035.86	\$ 34,168.69	\$ 45,587.00	\$ 41,500.00
Flower Beds	\$ 5,970.51	\$ 219.00	\$ 96.44	\$ 798.33	\$ 3,300.00
Special Projects & Repairs	\$ 2,847.00	\$ -	\$ 3,079.00	\$ 160.00	\$ 9,176.00
Tree Replacement Expense	\$ 5,220.00	\$ 4,770.00	\$ 12,645.00	\$ 9,230.00	\$ 8,134.00
Fence Repairs	\$ 39,826.90	\$ 48,712.90	\$ 47,874.05	\$ 9,259.51	\$ -
Miscellaneous Landscape	\$ 1,997.85	\$ 899.68	\$ 2,557.78	\$ 870.78	\$ 2,348.00
Total Land Maintenance	\$ 223,140.60	\$ 232,510.93	\$ 275,700.87	\$ 243,164.48	\$ 268,292.00

	2019 Actual	2020 Actual	2021 Actual	2022 Actual*	2023 Budget**
Pool:					
Pool Management Contract	\$ 117,000.00	\$ 134,751.00	\$ 122,060.00	\$ 161,200.00	\$ 161,000.00
Operating Supplies - Janito	\$ 1,256.35	\$ 2,308.20	\$ 836.66	\$ 5,093.42	\$ 5,000.00
- Chemic	\$ 15,396.51	\$ 18,113.47	\$ 17,304.46	\$ 20,993.30	\$ 20,000.00
- Office	\$ 212.62	\$ 1,027.20	\$ 711.74	\$ 1,077.04	\$ 2,500.00
R/M - Pools	\$ 4,971.22	\$ 5,498.55	\$ 9,079.71	\$ 6,589.69	\$ 4,000.00
- Buildings	\$ 5,802.05	\$ 5,582.52	\$ 11,527.37	\$ 12,560.91	\$ 13,500.00
- Equipment	\$ 7,562.51	\$ 3,633.39	\$ 1,014.09	\$ 7,753.98	\$ 8,400.00
- Furniture	\$ 1,959.95	\$ 375.00	\$ -	\$ -	\$ 2,500.00
Telephones	\$ 799.23	\$ 1,411.64	\$ 877.12	\$ 2,586.11	\$ 1,200.00
Pool Opening/Closing	\$ 4,165.56	\$ 7,334.18	\$ 19,255.94	\$ 9,403.35	\$ 3,800.00
Swim Team Funding	\$ 497.89	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00
Special Events	\$ -	\$ -	\$ 5,937.82	\$ 340.00	\$ 100.00
Miscellaneous Pool	\$ 1,339.05	\$ 671.49	\$ (2,527.14)	\$ (10,780.00)	\$ 500.00
Total Pool Expenses	\$ 160,962.94	\$ 180,706.64	\$ 188,077.77	\$ 218,817.80	\$ 225,500.00

	2019 Actual	2020 Actual	2021 Actual	2022 Actual*	2023 Budget**
Tennis:					
Salary - Manager	\$ 4,377.00	\$ 5,400.00	\$ 6,500.04	\$ 7,800.00	\$ 7,800.00
Supplies - Maintenance	\$ 787.25	\$ 1,669.14	\$ 2,639.68	\$ 505.71	\$ 2,200.00
Cleaning	\$ 3,498.00	\$ 4,800.00	\$ 3,499.92	\$ 3,748.99	\$ 3,730.00
Repairs	\$ 3,853.00	\$ 1,245.43	\$ -	\$ 183.03	\$ 2,000.00
Keys/Locks	\$ 98.50	\$ 608.08	\$ 284.91	\$ -	\$ -
Tennis Program Funding	\$ 897.75	\$ 1,298.88	\$ 1,093.84	\$ 994.84	\$ 800.00
Miscellaneous	\$ 1,225.00	\$ -	\$ -	\$ -	\$ -
Total Tennis Expenses	\$ 14,736.50	\$ 15,021.53	\$ 14,018.39	\$ 13,232.57	\$ 16,530.00

	2019 Actual	2020 Actual	2021 Actual	2022 Actual*	2023 Budget**
Utilities:					
Water	\$ 106,658.69	\$ 121,944.72	\$ 95,849.95	\$ 127,296.31	\$ 133,744.00
Sewer	\$ 8,632.44	\$ 9,095.45	\$ 9,288.05	\$ 10,533.26	\$ 10,667.00
Gas	\$ 7,398.22	\$ 5,717.16	\$ 6,235.22	\$ 8,372.53	\$ 8,203.00
Electric	\$ 10,418.82	\$ 10,485.53	\$ 13,015.41	\$ 12,128.93	\$ 15,582.00
Phone & Pools	\$ 2,039.42	\$ 2,090.26	\$ 2,067.12	\$ 1,020.98	\$ 4,850.00
Trash removal	\$ 105,365.46	\$ 107,939.60	\$ 92,622.88	\$ 114,641.74	\$ 118,965.00
Total Utilities	\$ 240,513.05	\$ 257,272.72	\$ 219,078.63	\$ 273,993.75	\$ 292,011.00

Other:					
Donations/Soc. Comm.	\$ -	\$ 1224.12	\$ 1,108.03	\$ 3617.34	\$ 4235

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Vandalism	\$	-	0	\$	9,089.36	\$	1,356.51	\$	1,500.00	
Total Other	\$	-	1224.12	\$	10,197.39	\$	4,973.85	\$	5,735.00	
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Total Expenses	\$	789,163.37	\$	836,546.22	\$	880,390.58	\$	964,062.21	\$	1,053,097.00
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		2019		2020		2021		2022		2023
		Actual		Actual		Actual		Budget*		Budget**
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Total Income	\$	1,011,183.63	\$	1,120,494.42	\$	1,174,835.19	\$	1,277,786.89	\$	1,342,050.00
Total Expenses	\$	789,163.37	\$	836,546.22	\$	880,390.56	\$	964,062.21	\$	1,053,097.00
Reserve Deposit	\$	222,020.26	\$	283,948.20	\$	294,444.63	\$	313,724.68	\$	288,953.00
Reserve Fund Expenditure	\$	86,269.77	\$	83,839.77	\$	214,701.48	\$	169,038.52	\$	259,632.00
							*as of 02.03.23	**as of 02.03.23		