

WILLOUGHBY FARMS MASTER ASSOCIATION		
2018 Approved Annual Budget		
156 Estate Homes and 120 Townhomes		
	2017	2018
	APPROVED	APPROVED
	BUDGET	BUDGET
Maintenance Fees	298,080	298,080
Miscellaneous Income	1,500	1,500
Clubhouse Rentals	1,500	1,500
Capital Contributions	5,000	5,000
Comcast Income	3,700	3,680
Total Revenue	309,780	309,760
Management & Accounting	45,495	45,480
Legal Fees	900	900
Accounting Fees	1,750	1,750
Reserve Study		3,500
Prior Yr Loss	15,885	5,200
Licenses/Fees/Permits	1,150	1,300
Office Expense	3,500	4,000
Insurance	18,000	17,000
Lawn Maintenance	43,250	43,250
Pest Control & Fertilization	14,000	14,000
Janitorial Service	6,400	6,400
Clubhouse Alarm	650	650
Clubhouse A/C	1,250	1,250
Lake Maintenance	2,400	2,400
Pool Service	4,600	4,600
Irrigation Wet Check	3,300	3,300
Gym Repairs	500	2,500
Electric Expense	23,000	24,000
Water & Sewer	1,800	2,000
Telephone	4,600	4,800
Other Repairs & Maintenance.	8,000	8,000
Pool Repairs	2,500	2,500
Landscape Extras - Replacement	5,000	8,500
Gate Repairs	9,000	8,000
Misc. Expense	7,500	6,000
Holiday lighting	4,000	4,300
Sprinkler/Pump Repairs	6,500	6,500
Tree Trimming	15,500	15,500
Mulch	5,000	5,500
Pressure Cleaning	5,000	5,500
Cameras	600	600
Security Patrols	6,000	5,000
Envera	35,000	35,000
Alert System	1,200	1,200
Operating Expense SubTotal	303,230	300,380
Reserve-Clubhouse Roof	1,200	1,200
Reserves-Clubhouse A/C Replacement	180	180
Reserves-Road Sealcoat	2,770	2,770
Reserves- Gate Replacement	2,400	2,400
Reserve - Contingency		2,830
Reserve Expense SubTotal	6,550	9,380
Total Expense After Reserves	309,780	309,760
Surplus / (Shortfall)	0	0
MONTHLY ASSESSMENTS	Total per month	Total per month
WILLOUGHBY ESTATES HOA, INC.	14,040	14,040
WILLOUGHBY TOWNHOMES HOA, INC.	10,800	10,800
MONTHLY ASSESSMENTS PER HOME	\$ 90.00	\$ 90.00