

2025 TH at The Willows Approved Budget				
GL Account	2024 Budget	2024 YTD Actual (Jul)	2025 Budget	Net Change
Income (Count: 3)				
11 - Revenue - Assessments (Count: 1)				
4000 - Assessment Income	\$ 197,726.53	\$ 117,766.74	\$ 217,448.30	\$ 19,721.77
	\$197,726.53	\$117,766.74	\$ 217,448.30	\$0.00
15 - Revenue - Other (Count: 2)				
4800 - Bank Interest	\$ -	\$ 11.24	\$ -	\$ -
4840 - Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
		\$ 11.24		
Expense (Count: 21)				
16 - Administrative Expenses (Count: 8)				
5001 - Office Supplies & Expense	\$ 2,100.00	\$ 2,471.49	\$ 2,100.00	\$ -
5002 - Administrative Collection Fees	\$ 750.00	\$ 1,472.81	\$ 750.00	\$ -
5015 - Legal Fees	\$ 1,000.00	\$ 2,070.00	\$ 1,000.00	\$ -
5020 - Bad Debt Expense	\$ -	\$ 4,200.00	\$ -	\$ -
5030 - Accounting Fees	\$ 1,000.00	\$ 251.00	\$ 500.00	\$ (500.00)
5071- CTA	\$ -	\$ -	\$ 595.00	\$ 595.00
5040 - Insurance	\$ 95,000.00	\$ 70,349.78	\$ 108,000.00	\$ 13,000.00
5060 - Management Fees	\$ 7,878.00	\$ 4,474.24	\$ 7,800.00	\$ (78.00)
	\$107,728.00	\$85,289.32	\$ 120,745.00	\$ 13,017.00
17 - Repairs & Maintenance Expenses (Count: 2)				
5400 - Building Maintenance	\$ 8,500.00	\$ 11,232.28	\$ 10,000.00	\$ 1,500.00
5432 - General Supplies & Repairs	\$ 2,000.00	\$ 575.06	\$ 2,000.00	\$ -
	\$10,500.00	\$11,807.34	\$ 12,000.00	\$ 1,500.00
18 - Grounds Expenses (Count: 5)				
5700 - Landscape Contract	\$ 24,000.00	\$ 19,824.00	\$ 24,000.00	\$ -
5701 - Landscape - Additional	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
5705 - Landscape -Mulch/Pine Straw	\$ 5,896.00	\$ 5,824.00	\$ 5,896.00	\$ -
5735 - Irrigation Maintenance & Repairs	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
5772 - Pressure Washing	\$ 3,000.00	\$ 9,301.00	\$ 3,000.00	\$ -
	\$36,896.00	\$29,125.00	\$ 36,896.00	\$ -
19 - Pest Control (Count: 2)				
7480 - Pest Control - Quarterly	\$ 2,101.20	\$ 1,530.00	\$ 2,206.26	\$ 105.06
7490 - Termite Bond - Annual	\$ 6,040.00	\$ 1,800.00	\$ 6,040.00	\$ -
	\$8,141.20	\$3,330.00	\$ 8,246.26	\$ 105.06
20 - Utilities (Count: 2)				
6222 - Electric (& Gas)	\$ 900.00	\$ 588.52	\$ 1,000.00	\$ 100.00
6279 - Water & Sewer	\$ 5,000.00	\$ 4,209.69	\$ 6,000.00	\$ 1,000.00
	\$5,900.00	\$4,798.21	\$ 7,000.00	\$ 1,100.00
24 - Reserve Contributions (Count: 2)				
9101 - Reserve General	\$ 11,903.30	\$ 6,943.58	\$ 13,903.00	\$ 1,999.70
9102 - Reserve Roof	\$ 16,658.04	\$ 9,717.19	\$ 18,658.04	\$ 2,000.00
	\$28,561.33	\$16,660.77	\$ 32,561.04	\$ 3,999.71
EXPENSE TOTAL	\$ 197,726.53		\$ 217,448.30	
Max allowable increase				
\$ 217,499.18		Annual	Monthly	
		\$ 2,787.80	\$ 232.32	