

**Willow Heights 2026 Budget**

<b>Semi-Annual Assessment --</b>	<b>\$ 180.00</b>
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	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
Assessments	\$ 200.00	\$ 53,000.00	\$ 5,000.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 55,000.00	\$ 4,500.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 119,100.00
<b>Total Income</b>	\$ 200.00	\$ 53,000.00	\$ 5,000.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 55,000.00	\$ 4,500.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 119,100.00

<b>EXPENSES</b>	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>GENERAL:</b>													
07003 Accounting Fees (Tax Prep)	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
07018- Corporate Transparency Act	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07060 Lien Filing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07129 Additional Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07010 Management Fees	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 6,300.00
07100 Insurance-Multiple Policies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00
07017 Annual Bad Debt (10%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07085 Gate Cards/Remotes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07237 Secretary of State Renewal	\$ -	\$ 15.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00
07200 Property Taxes-Lot 1004 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.00	\$ 965.00
07200 Property Taxes-Lot 1003 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ 14.00
07200 Property Taxes Lot 1002 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ 14.00
07200 Property Taxes Lot 1001 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ 14.00
07200 Property Taxes Lot 1007 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ 14.00
07200 Property Taxes Lot 1005 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ 14.00
07200 Property Taxes Lot 1008 Willow Heights #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ 14.00
07200 Property Taxes Lot 1009 Willow Heights #3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.00	\$ 3.00
07200 Property Taxes Lot 1010 Willow Heights #3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.00	\$ 3.00
07200 Property Taxes Moveable Personal On Lot 1004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85.97	\$ 85.97
07200 Property Taxes- S. 200 A. SEC. 20, T. 19, R. 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ 12.00
07200 Property Taxes-Begin at SE Corner of SEC, Thence N 86 Deg 04 Min 30 Sec	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123.00	\$ 123.00
<b>Total</b>													<b>\$ 19,815.97</b>

<b>POSTAGE &amp; MAIL:</b>	January	February	March	April	May	June	July	August	September	October	November	December	Total
Invoices	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00
Late Notices (40%/20%)	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ 400.00
Restriction Violations (5%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Mailing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>													<b>\$ 600.00</b>

<b>MAINTENANCE:</b>	January	February	March	April	May	June	July	August	September	October	November	December	Total
08010 Lawn/maintenance	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 3,177.73	\$ 38,132.76
08172 Seasonal Mulch	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ 600.00
08879 Pond Maintenance	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 4,000.00
08311 Sign Maintenance	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ 500.00
08254 Pool Gate Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
08118 General Maintenance	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ 1,000.00
08264 Pool Maintenance/Cleaning	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 450.00	\$ 550.00	\$ 550.00	\$ 500.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 4,850.00
08272 Pool Restroom Cleaning	\$ -	\$ -	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ -	\$ 1,200.00
<b>Total</b>													<b>\$ 50,282.76</b>

<b>UTILITIES:</b>	January	February	March	April	May	June	July	August	September	October	November	December	Total
09301 Electricity	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 15,600.00
09346 Internet	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,800.00
09374 Water / Sewer	\$ 200.00	\$ 100.00	\$ 100.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 175.00	\$ 175.00	\$ 125.00	\$ 200.00	\$ 210.00	\$ 1,785.00
09349 Security Cameras	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 85.38	\$ 1,024.56
<b>Total</b>													<b>\$ 20,209.56</b>

<b>RESERVES:</b>	January	February	March	April	May	June	July	August	September	October	November	December	Total
General Reserves	+	+	+	+	+	+	+	+	+	+	+	+	
<b>Total</b>	\$ 8,801.19	\$ 5,703.11	\$ 7,138.11	\$ 6,888.11	\$ 5,913.11	\$ 7,263.11	\$ 6,113.11	\$ 6,163.11	\$ 8,113.11	\$ 17,713.11	\$ 5,788.11	\$ 8,324.08	\$ 90,908.29

<b>Net Income</b>	\$ (8,601.19)	\$ 47,296.89	\$ (2,138.11)	\$ (6,688.11)	\$ (5,713.11)	\$ (7,063.11)	\$ (5,913.11)	\$ 48,836.89	\$ (3,613.11)	\$ (17,513.11)	\$ (5,588.11)	\$ (8,124.08)	\$ 28,191.71
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