

Wendell Falls Community Association, Inc.  
04-Townhomes SA #2 (B)  
2023 Budget

Revenue						
Income	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
40101 Townhome Assessments	200,466	137,815	62,651	117,151	141,919	Assessment income for the townhomes at \$86 per month
<b>Income Totals</b>	<b>200,466</b>	<b>137,815</b>	<b>62,651</b>	<b>117,151</b>	<b>141,919</b>	
<b>Income Totals</b>	<b>200,466</b>	<b>137,815</b>	<b>62,651</b>	<b>117,151</b>	<b>141,919</b>	
Expense						
Contract Services	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
625 Pest Control	5,000	6,171	(1,171)	0	1,031	Annual Termite Inspection and Treatment
<b>Contract Services Totals</b>	<b>5,000</b>	<b>6,171</b>	<b>(1,171)</b>	<b>0</b>	<b>1,031</b>	
Landscape Services	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
619 Landscape Contract	116,550	73,140	43,410	55,035	68,191	Landscape contract to maintain townhomes in this section, \$50 per unit.
61907 Landscape R&M	2,750	0	2,750	0	0	Expenses associated with replacing any landscape items out of warranty.
<b>Landscape Services Totals</b>	<b>119,300</b>	<b>73,140</b>	<b>46,160</b>	<b>55,035</b>	<b>68,191</b>	
Repairs & Maintenance	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
656 General Maintenance	15,499	8,580	6,919	91	1,521	General Repairs to exterior related items; Annual Pressure Washing
<b>Repairs &amp; Maintenance Totals</b>	<b>15,499</b>	<b>8,580</b>	<b>6,919</b>	<b>91</b>	<b>1,521</b>	
Other Expenses	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
899 Special Project Expense	21,000	8,400	12,600	0	1,400	Consideration for Landscape related items
<b>Other Expenses Totals</b>	<b>21,000</b>	<b>8,400</b>	<b>12,600</b>	<b>0</b>	<b>1,400</b>	
<b>Expense Totals</b>	<b>160,799</b>	<b>96,291</b>	<b>64,508</b>	<b>55,126</b>	<b>72,143</b>	
<b>Net Income/(Loss) Before Transfers</b>	<b>39,667</b>	<b>41,524</b>	<b>(1,857)</b>	<b>62,025</b>	<b>69,776</b>	
Transfer Between Funds	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
498 Reserve Fund Transfer	(39,667)	(39,996)	329	(26,664)	(33,330)	Reserve fund transfer based on recent study
<b>Transfer Between Funds Totals</b>	<b>(39,667)</b>	<b>(39,996)</b>	<b>329</b>	<b>(26,664)</b>	<b>(33,330)</b>	
<b>Total Net Income/(Loss) After Transfers</b>	<b>0</b>	<b>1,528</b>	<b>(1,528)</b>	<b>35,361</b>	<b>36,446</b>	