01-Operating	
2023 Budget	

Revenue					2022 4 - :	
Income	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
401 Association Dues	1,808,610	1,877,292	(68,682)	1,341,769	1,678,233	Assessments of \$95 per month; Starting with 1504 closed homes; Encore Assessments moved to separate line.
40107 Alley Assessment	44,220	37,232	6,988	30,978	37,788	Alley assessment at \$5 per month starting at 704 homes.
403 Builder Assessments	57,000	38,190	18,810	51,592	51,592	Estimating 200 builder owned lots per quarter. \$23.75 per month per lot pay quarterly.
40105 Encore Assessment	77,298	0	77,298	0	0	Encore at \$67.45 per month starting at 68 lots; Added Line Item for 2023 to separate out for tracking.
44101 Collection Fee Revenue	0	0	0	26,800	26,800	Fees specific to collection related activity.
40501 Design Review Fee	7,500	7,500	0	5,100	6,350	\$30 fee collected for every design review application submitted by residents for DRC review.
40609 Room Rental Income	15,000	15,000	0	16,600	17,600	Income received from residents renting out Amenities.
423 Bad Debt Expense	(1,000)	(1,000)	0	0	(1,000)	Write-off of uncollectable assessments per audit.
430 Developer Contribution	100,000	100,000	0	83,333	100,003	Developer contribution to the Association.
434 Working Capital	45,600	50,160	(4,560)	41,176	49,536	Based on 20 closings a month at \$190 per home.
438 Rental Income	36,000	36,000	0	30,000	36,000	Rental income for Farmhouse café.
441 Late Fees	5,040	4,800	240	9,877	10,677	Income collected on late fees.
457 Access System Income	5,040	8,320	(3,280)	3,850		Income for access cards, the first two are free for residents.
476 Event Income	9,050	0	9,050	2,485	2,485	Income for events & sponsorships; New revenue line for tracking to expenses.
462 Street Light Reimbursement	33,373	0	33,373	0		Income from Town of Wendell for street light reimbursements per contract.
				0		
45905 Pool Pass Income	3 242 224	2,173,494	600			Income from pool guest passes during season.
Income Totals	2,243,331		69,837	1,643,561	2,020,095	
Income Totals	2,243,331	2,173,494	69,837	1,643,561	2,020,095	
Expense				Actuals as of	2022 Year End	
			_			
Administrative	2023 Budget	2022 Budget	\$ Change	October 2022	Projection	Narrative
	2023 Budget 70,368	2022 Budget 105,900	\$ Change (35,532)		Projection	Narrative  Based on contract terms and unit counts.
Administrative  565 Community Management Fees  505 Onsite Services				October 2022	Projection	
565 Community Management Fees	70,368	105,900	(35,532)	October 2022 103,059	121,809 303,788	Based on contract terms and unit counts.
565 Community Management Fees 505 Onsite Services 536 Office Equipment	70,368 434,433 4,000	105,900 315,552 6,000	(35,532) 118,881 (2,000)	103,059 255,241 2,506	121,809 303,788 2,506	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax	70,368 434,433 4,000 4,600	105,900 315,552 6,000 5,050	(35,532) 118,881 (2,000) (450)	103,059 255,241 2,506	121,809 303,788 2,506	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education	70,368 434,433 4,000 4,600 2,000	105,900 315,552 6,000 5,050 4,000	(35,532) 118,881 (2,000) (450)	103,059 255,241 2,506 0	121,809 303,788 2,506 50	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney	70,368 434,433 4,000 4,600 2,000 9,000	105,900 315,552 6,000 5,050 4,000 9,000	(35,532) 118,881 (2,000) (450) (2,000)	103,059 255,241 2,506 0 400 6,338	121,809 303,788 2,506 50 600	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits	70,368 434,433 4,000 4,600 2,000 9,000 600	105,900 315,552 6,000 5,050 4,000 9,000	(35,532) 118,881 (2,000) (450) (2,000) 0	255,241 2,506 0 400 6,338	121,809 303,788 2,506 50 600 7,838	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000)	103,059 255,241 2,506 0 400 6,338 530 18,629	121,809 303,788 2,506 50 600 7,838 530 22,129	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000)	103,059 255,241 2,506 0 400 6,338 530 18,629	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000)	103,059 255,241 2,506 0 400 6,338 530 18,629	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000)	103,059 255,241 2,506 0 400 6,338 530 18,629	121,809 303,788 2,506 50 600 7,838 530 22,129 2,665 0	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000	103,059 255,241 2,506 0 400 6,338 530 18,629 2,607	121,809 303,788 2,506 50 600 7,838 530 22,129 2,665 0	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions	70,368 434,433 4,000 2,000 9,000 600 12,000 3,634 3,000 9,584	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584	103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 9,584 30,000	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 0 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584	0ctober 2022 103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56902 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 9,584 30,000 1,200	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634 0 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200	103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924 52	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  52  4,603	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 9,584 30,000 1,200 750	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634 0 0 30,000 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250)	0ctober 2022  103,059  255,241  2,506  0  400  6,338  530  18,629  2,607  0  5,437  14,924  52  1,603	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  4,603  12,000	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 9,584 30,000 1,200 750	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634 0 0 30,000 0 3,000 15,000	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250)	0ctober 2022 103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924 52 1,603 0	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  52  4,603  12,000  138,528	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.  Annual holiday decorations installed in Common Areas.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting 59401 Decorations 601 Assoc Asmt-Pkwy Res. Allocation	70,368 434,433 4,000 2,000 9,000 12,000 3,634 3,000 9,584 30,000 1,200 750 15,000	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634 0 0 30,000 0 3,000 15,000 138,528	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250) 0 (16,392)	0ctober 2022 103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924 52 1,603 0	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  52  4,603  12,000  138,528  36,894	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.  Annual holiday decorations installed in Common Areas.  Residential share of the Parkway Common Area expenses.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting 59401 Decorations 601 Assoc Asmt-Pkwy Res. Allocation 602 Design Review Expense	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 9,584 30,000 1,200 750 15,000 112,136 38,000	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 0 30,000 0 30,000 15,000 138,528 38,000	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250) 0 (16,392)	0ctober 2022  103,059  255,241  2,506  0  400  6,338  530  18,629  2,607  0  5,437  14,924  52  1,603  0  115,440  31,894	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  4,603  12,000  138,528  36,894  0	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.  Annual holiday decorations installed in Common Areas.  Residential share of the Parkway Common Area expenses.  Fee for licensed architect and engineer to review and approve DRC applications.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 5690 Office Supplies 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting 59401 Decorations 601 Assoc Asmt-Pkwy Res. Allocation 602 Design Review Expense 567 Meeting Expense	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 1,200 750 15,000 122,136 38,000 1,500	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 0 30,000 0 3,000 15,000 138,528 38,000 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250) 0 (16,392) 0 1,500 1,800	0ctober 2022 103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924 52 1,603 0 115,440 31,894 0	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  52  4,603  12,000  138,528  36,894  0  0	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.  Annual holiday decorations installed in Common Areas.  Residential share of the Parkway Common Area expenses.  Fee for licensed architect and engineer to review and approve DRC applications.  Annual Meeting related expenses.  CMIT Solutions and additional IT expenses.
565 Community Management Fees 505 Onsite Services 536 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting 59401 Decorations 501 Assoc Asmt-Pkwy Res. Allocation 622 Design Review Expense 567 Meeting Expense 612 IT Support	70,368 434,433 4,000 4,600 2,000 9,000 600 12,000 3,634 3,000 9,584 30,000 1,200 750 15,000 122,136 38,000 1,500 0	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 0 30,000 0 30,000 15,000 138,528 38,000 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250) 0 (16,392) 0 1,500 1,800 0	0ctober 2022 103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924 52 1,603 0 115,440 31,894 0 0 28,650	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  4,603  12,000  138,528  36,894  0  0  28,650	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.  Annual holiday decorations installed in Common Areas.  Residential share of the Parkway Common Area expenses.  Fee for licensed architect and engineer to review and approve DRC applications.  Annual Meeting related expenses.  CMIT Solutions and additional IT expenses.  Pass through account for owner/legal charges.
565 Community Management Fees 565 Consite Services 566 Office Equipment 553 Audit & Tax 55701 Training/Education 562 Legal Fees - Attorney 563 Licenses/Fees/Permits 569 Office Supplies 56922 Music License 564 Dues/Subscriptions 572 Postage 575 Social Events 57901 Mileage/Auto 590 Web Hosting 59401 Decorations 501 Assoc Asmt-Pkwy Res. Allocation 502 Design Review Expense 567 Meeting Expense	70,368 434,433 4,000 4,600 2,000 9,000 12,000 3,634 3,000 1,200 750 15,000 122,136 38,000 1,500 1,800	105,900 315,552 6,000 5,050 4,000 9,000 300 23,000 3,634 0 0 30,000 0 30,000 15,000 138,528 38,000 0	(35,532) 118,881 (2,000) (450) (2,000) 0 300 (11,000) 0 3,000 9,584 0 1,200 (2,250) 0 (16,392) 0 1,500	0ctober 2022 103,059 255,241 2,506 0 400 6,338 530 18,629 2,607 0 5,437 14,924 52 1,603 0 115,440 31,894 0	Projection  121,809  303,788  2,506  50  600  7,838  530  22,129  2,665  0  5,437  19,924  4,603  12,000  138,528  36,894  0  0  28,650	Based on contract terms and unit counts.  Onsite staff to include Operations Mgr and Event Coordinators.  New equipment needs for operations.  3rd party audit and tax filing.  Courses and certifications necessary for operations of Association.  General Counsel legal service on behalf of Association.  Annual elevator license and pool license.  Office related supplies: paper, water, toner, etc.  Music & movie licenses: Pandora, BMI, ASCAP, SESAC.  Support System Subscriptions: zoom, constant contact, canva, office 365, and jotform.  Postage and mailers for notices.  Expenses associated with lifestyle events to enhance community engagement.  Mileage for community tours and inspections.  Hosting fees for website through HOA sites.  Annual holiday decorations installed in Common Areas.  Residential share of the Parkway Common Area expenses.  Fee for licensed architect and engineer to review and approve DRC applications.  Annual Meeting related expenses.  CMIT Solutions and additional IT expenses.

Wendell Falls Community Association 2023 Budget - Master Operating

				Actuals as of	2022 Year End	
Contract Services	2023 Budget	2022 Budget	\$ Change	October 2022	Projection	Narrative
60402 Fire & Safety System	1,770	1,770	0	2,378	2,458	Alarm monitoring and annual inspections.
605 Janitor Contract	23,400	25,900	(2,500)	20,906	25,266	Daily janitorial service for the HOA office and Farmhouse.
621 Lake/Pond Management	3,948	0	3,948	3,190	3,190	Lake Maintenance Contract for lake behind the Farmhouse.
625 Pest Control	2,530	2,530	0	4,755	5,930	Monthly pest control services for the Farmhouse and termite bond.
62501 Pest Control - Special Services	2,000	1,650	350	2,950	2,950	Expenses associated with special pest control treatments.
627 HVAC Contract	2,702	2,702	0	794	794	Farmhouse HVAC contract.
629 Pool Service	80,152	80,150	2	80,151	80,151	Annual pool service contract - chemicals & lifeguards included with some exclusions.
63704 Access System	1,250	12,000	(10,750)	2,951	4,201	Access System contract; supplies pulled out for 2023.
645 Snow Removal	3,000	3,000	0	1,595	2,095	Funds for snow removal as needed.
675 Fitness Center Contract Services	800	800	0	800	1,000	Preventative Maintenance quarterly contract.
696 Trail Maintenance	36,000	36,000	0	18,550	24,550	Trail maintenance contract.
65701 Storm Water Maintenance	10,680	15,920	(5,240)	4,185	7,505	Quarterly inspection of 14 storm water ponds.
61101 Elevator Service	3,760	0	3,760	0	0	Annual inspection for elevator.
Contract Services Totals	171,992	182,422	(10,430)	143,204	160,089	
Insurance	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
851 Insurance - D&O	1,782	0	1,782	567	567	Expense for Director's and Officer's Insurance.
853 Insurance - Master Policy	29,640	28,374	1,266	18,671	18,671	Expense for Master Policy Insurance for the association.
855 Insurance - Excess Liability	1,910	1,820	90	1,396	1,396	Expense for Excess Liability Insurance.
857 Insurance - Workers Compensation	0	600	(600)	0	0	Coverage not required
Insurance Totals	33,332	30,794	2,538	20,634	20,634	
				Actuals as of	2022 Year End	
Repairs & Maintenance	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
Repairs & Maintenance 640 Fitness Equipment R&M	2023 Budget	<b>2022 Budget</b>	\$ Change		Projection	Narrative  Misc repairs to fitness equipment outside preventative maintenance Contract.
				October 2022	Projection 257	
640 Fitness Equipment R&M	1,000	0	1,000	October 2022 257	Projection 257	Misc repairs to fitness equipment outside preventative maintenance Contract.
640 Fitness Equipment R&M 64101 Window Cleaning	1,000	4,000	1,000 2,000	257 0	257 0 6,810	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks	1,000 6,000 11,000	0 4,000 11,000	1,000 2,000 0	257 0 6,810	257 0 6,810	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs	1,000 6,000 11,000 2,000	4,000 11,000 2,000	1,000 2,000 0	257 0 6,810	257 0 6,810 0 14,467	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance	1,000 6,000 11,000 2,000 14,500	4,000 11,000 2,000 30,000	1,000 2,000 0 0 (15,500)	257 0 6,810 0 9,467 6,875	257 0 6,810 0 14,467	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs	1,000 6,000 11,000 2,000 14,500 24,000	4,000 11,000 2,000 30,000 42,000	1,000 2,000 0 0 (15,500) (18,000)	257 0 6,810 0 9,467 6,875	257 0 6,810 0 14,467	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance	1,000 6,000 11,000 2,000 14,500 24,000 6,458	4,000 11,000 2,000 30,000 42,000 6,500	1,000 2,000 0 0 (15,500) (18,000)	0ctober 2022 257 0 6,810 0 9,467 6,875	257 0 6,810 0 14,467 13,875	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500	4,000 11,000 2,000 30,000 42,000 6,500 8,500	1,000 2,000 0 (15,500) (18,000) (42)	257 0 6,810 0 9,467 6,875	257 0 6,810 0 14,467 13,875 1,332 6,500	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800	4,000 11,000 2,000 30,000 42,000 6,500 8,500	1,000 2,000 0 0 (15,500) (18,000) (42) (2,000)	257 0 6,810 9,467 6,875 1,332 0 0	9rojection  257  0  6,810  0  14,467  13,875  1,332  6,500  3,000	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800	0 4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000	1,000 2,000 0 (15,500) (18,000) (42) (2,000)	257 0 6,810 9,467 6,875 1,332 0 0	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800	4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000 400	1,000 2,000 0 (15,500) (18,000) (42) (2,000) (13,200)	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800	4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000 400	1,000 2,000 0 (15,500) (18,000) (42) (2,000) (13,200)	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs Repairs & Maintenance Totals	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800 400 8,000	4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000 400 12,000	1,000 2,000 0 (15,500) (18,000) (42) (2,000) (13,200) 0 (4,000)	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017 34,106	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017 55,606	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.  Repairs for the pool that are non-contractual.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs Repairs & Maintenance Totals	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800 400 8,000 84,658	4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000 12,000 12,000 134,400	1,000 2,000 0 (15,500) (18,000) (42) (2,000) (13,200) 0 (4,000) (49,742)	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017 34,106  Actuals as of October 2022	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017 55,606  2022 Year End Projection	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.  Repairs for the pool that are non-contractual.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs Repairs & Maintenance Totals  Parts & Supplies 707 Janitorial Supplies	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800 400 8,000 84,658	0 4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000 400 12,000 134,400	1,000 2,000 0 0 (15,500) (18,000) (42) (2,000) 0 (4,000) (49,742)	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017 34,106  Actuals as of October 2022	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017 55,606  2022 Year End Projection 7,025 867	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.  Repairs for the pool that are non-contractual.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs Repairs & Maintenance Totals  Parts & Supplies 707 Janitorial Supplies 719 Pool Supplies/Chemicals	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800 8,000 84,658  2023 Budget 7,200 1,800	0 4,000 11,000 2,000 30,000 42,000 6,500 18,000 400 12,000 134,400 2022 Budget 5,040 3,500	1,000 2,000 0 (15,500) (18,000) (42) (2,000) (13,200) (49,742) \$ Change 2,160 (1,700)	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017 34,106  Actuals as of October 2022 6,185 867	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017 55,606  2022 Year End Projection 7,025 867	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.  Repairs for the pool that are non-contractual.  Narrative  Janitorial supplies for the Farmhouse.
640 Fitness Equipment R&M 64101 Window Cleaning 649 Dog Parks 651 HVAC Repairs 656 General Maintenance 66203 Clubhouse Repairs 66306 Playground Maintenance 664 Fountain Repair 674 Erosion 68903 Monument Repair & Maintenance 72001 Pool Repairs Repairs & Maintenance Totals  Parts & Supplies 707 Janitorial Supplies 719 Pool Supplies/Chemicals 56920 Key Fob Expense	1,000 6,000 11,000 2,000 14,500 24,000 6,458 6,500 4,800 400 8,000 84,658  2023 Budget 7,200 1,800 3,000	4,000 11,000 2,000 30,000 42,000 6,500 8,500 18,000 12,000 134,400  2022 Budget 5,040 3,500 0	1,000 2,000 0 0 (15,500) (18,000) (42) (2,000) (13,200) (4,000) (49,742) \$ Change 2,160 (1,700) 3,000	257 0 6,810 0 9,467 6,875 1,332 0 4,349 5,017 34,106  Actuals as of October 2022 6,185 867	257 0 6,810 0 14,467 13,875 1,332 6,500 3,000 4,349 5,017 55,606  2022 Year End Projection 7,025 867 0	Misc repairs to fitness equipment outside preventative maintenance Contract.  Twice a year window cleaning with interior upper done in fall.  Repair and maintenance items at the dog park, including mulch.  Repairs associated with the HVAC system outside of the HVAC contract terms.  General Repair needs; lowered based on actuals and preventative maintenance plans.  Farmhouse related repairs; lowered based on actuals and preventative maintenance plans.  Repairs and maintenance at the playgrounds.  Repairs and maintenance for the fountain.  Erosion repairs outside landscape contract; lowered due to actuals.  Repairs and maintenance at the monument for twice a year.  Repairs for the pool that are non-contractual.  Narrative  Janitorial supplies for the Farmhouse.

Wendell Falls Community Association 2023 Budget - Master Operating

				Actuals as of	2022 Year End	
Landscape Services	2023 Budget	2022 Budget	\$ Change	October 2022	Projection	Narrative
619 Landscape Contract	487,080	468,480	18,600	388,291	464,881	Landscape contract for all common areas throughout the community.
61908 Landscape Mulch	117,652	95,922	21,730	59,856	59,856	Mulch expenses for Spring and Fall mulching.
61913 Landscape Extras	20,000	20,000	0	486	2,486	Additional landscape items not budgeted in the landscape contract.
61919 Irrigation Contract	3,996	3,996	0	3,960	4,626	Irrigation contract for landscape services throughout the community.
61926 Landscaping-Seasonal Color	27,900	27,900	0	13,950	13,950	Seasonal flowers for the association maintained landscape areas for spring and fall.
61946 Tree Removal/Trimming	28,536	28,536	0	23,780	28,536	Tree care provided by landscape contractor for association maintained trees.
61957 Irrigation Repairs	7,000	7,000	0	1,260	1,260	Irrigation repairs outside of irrigation contract.
Landscape Services Totals	692,164	651,834	40,330	491,582	575,594	
Other Expenses	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
899 Special Project Expense	100,000	101,403	(1,403)	0	16,903	Funds to be allocated to larger projects based on community needs & approved by Board
Other Expenses Totals	100,000	101,403	(1,403)	0	16,903	
				Actuals as of	2022 Year End	
Taxes	2023 Budget	2022 Budget	\$ Change	October 2022	Projection	Narrative
005 B   5 J. J. T.	350	100		20	20	
805 Real Estate Tax	250 250	189	61	20		Asset property tax
Taxes Totals	230	189	61	20	20	_
				Actuals as of	2022 Year End	
Utilities	2023 Budget	2022 Budget	\$ Change	October 2022	Projection	Narrative
751 Electricity	44,396	43,200	1,196	36,927	44,127	Electricity expenses based on 2022 actuals with a 3% increase.
75101 Electricity - Streetlights	80,426	84,000	(3,574)	67,334	81,334	Streetlight electricity expenses based on 2022 actuals with a 3% increase.
753 Gas	2,079	2,000	79	1,922	2,422	Gas costs for utility expense based on 2022 actuals with a 3% increase.
754 Telephone/Internet	19,362	18,000	1,362	17,472	20,472	Bundled service for telephone and internet expenses based on 2022 actuals with a 3% increase.
757 Trash Removal	9,252	6,900	2,352	7,918	8,918	Expenses for trash removal based on 2022 actuals with a 3% increase.
758 Water	36,934	20,000	16,934	29,994	31,494	Costs for water expenses based on 2022 actuals with a 3% increase.
<b>Utilities Totals</b>	192,449	174,100	18,349	161,568	188,768	
Expense Totals	2,063,331	1,980,646	82,685	1,445,474	1,733,507	
Net Income/(Loss) Before Transfers	180,000	192,848	(12,848)	198,086	286,587	
			4.41	Actuals as of October 2022	2022 Year End Projection	Narrative
Transfer Between Funds	2023 Budget	2022 Budget	\$ Change	October 2022		
Transfer Between Funds	2023 Budget	2022 Budget	\$ Change	October 2022	,	
Transfer Between Funds 498 Reserve Fund Transfer	2023 Budget (180,000)	2022 Budget (206,184)	\$ Change 26,184	(137,456)		Funding to the reserves; in line with the 2020 study.
						Funding to the reserves; in line with the 2020 study.

Wendell Falls Community Association 2023 Budget - Master Operating