

Wendell Falls Community Association, Inc.
08-Service Area #6
2023 Budget

Revenue						
Income	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
40101 Townhome Assessments	39,330	14,347	24,983	4,910	9,708	Assocation income from the phase 12 townhomes at \$95 per month
Income Totals	39,330	14,347	24,983	4,910	9,708	
Income Totals	39,330	14,347	24,983	4,910	9,708	
Expense						
Contract Services	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
625 Pest Control	750	700	50	0	240	Annual Termite inspection and treatment
Contract Services Totals	750	700	50	0	240	
Landscape Services	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
619 Landscape Contract	24,840	7,700	17,140	830	3,470	Landscape contract for phase 12 townhomes, \$60 per unit.
61907 Landscape R&M	700	0	700	0	0	Landscape replacements outside of warranty coverage.
Landscape Services Totals	25,540	7,700	17,840	830	3,470	
Repairs & Maintenance	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
656 General Maintenance	1,540	0	1,540	0	0	General maintenance repair items at the townhomes.
Repairs & Maintenance Totals	1,540	1,120	420	0	384	
Other Expenses	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
899 Special Project Expense	0	0	0	0	0	No budgeted special projects for 2023
Other Expenses Totals	0	825	(825)	0	457	
Expense Totals	27,830	10,345	17,485	830	4,551	
Net Income/(Loss) Before Transfers	11,500	4,002	7,498	4,080	5,157	
Transfer Between Funds	2023 Budget	2022 Budget	\$ Change	Actuals as of October 2022	2022 Year End Projection	Narrative
498 Reserve Fund Transfer	(11,500)	(2,800)	(8,700)	0	(960)	Reserve fund transfers for the townhomes.
Transfer Between Funds Totals	(11,500)	(2,800)	(8,700)	0	(960)	
Total Net Income/(Loss) After Transfers	0	1,202	(1,202)	4,080	4,197	