

Weslyn Park Master Homeowners Association, Inc.
DRAFT BUDGET
YEAR ENDING DECEMBER 31st

| Budget Year 2023 | | Current Year Budget | 6 Month Actual | 12 Month Projected | 2023 Draft | BOD Changes | Assumptions BOD |
|-------------------------------------|--|------------------------|---------------------|-----------------------|---------------------|---------------------|--------------------|
| ASSESSMENTS | | | | | | | |
| | Single Family Homes | 90 | 43,351.45 | | \$120.42 | \$120.42 | |
| | Townhomes | 15 | 39,000.00 | | \$650.00 | \$650.00 | |
| | Builder Lots | 200 | 96,336.00 | | \$120.42 | \$120.42 | |
| | Amenities | 105 | 12,600.00 | | \$30.00 | \$30.00 | |
| | Telecommunications | 105 | 94,500.00 | | \$225.00 | \$225.00 | |
| | Total Lots/Units 2023 | 305 | 285,787.45 | | | | |
| | Total Single Family Home Assessment | | \$ 375.42 | | \$ 375.42 | \$ 375.42 | Quarterly |
| | Total Townhome Assessment | | \$ 1,025.42 | | \$ 1,025.42 | \$ 1,025.42 | Quarterly |
| | Total Units Initial Phases | | 577 | | | | |
| INCOME | | | | | | | |
| 40000 | Assessment Income | | \$146,913.25 | | \$146,913.25 | \$146,913.25 | |
| 40030 | Telecommunications Revenue | | \$94,500.00 | | \$94,500.00 | \$94,500.00 | |
| 40050 | TH Assessment Income | | \$39,000.00 | | \$39,000.00 | \$39,000.00 | |
| 40100 | Developer Contributions | | \$25,060.00 | | \$24,339.00 | \$24,339.00 | |
| 40035 | Amenities | | \$12,600.00 | | \$12,600.00 | \$12,600.00 | |
| | Total Income | | \$318,073.25 | | \$317,352.25 | \$317,352.25 | |
| COMMON AREA EXPENSES | | | | | | | |
| General & Administration | | | | | | | |
| 60300 | Accounting Fees / Tax Prep | | \$250.00 | | \$250.00 | \$250.00 | |
| 60350 | Legal Fees | | \$4,000.00 | | \$1,000.00 | \$1,000.00 | |
| 60450 | Payment Coupons | | \$0.00 | | \$4,039.00 | \$4,039.00 | |
| 60500 | Bank Charges | | \$4,000.00 | | \$240.00 | \$240.00 | |
| 61100 | Copies/Printing/Supplies | | \$3,000.00 | | \$3,000.00 | \$3,000.00 | |
| 61150 | Website | | \$1,080.00 | | \$1,080.00 | \$1,080.00 | |
| 60700 | Insurance - Property / Liability | | \$10,000.00 | | \$12,000.00 | \$12,000.00 | |
| 60750 | Insurance - D&O / Fidelity Bond / Crime | | \$2,000.00 | | \$2,000.00 | \$2,000.00 | |
| 60150 | Management Fees | | \$38,082.00 | | \$12,000.00 | \$12,000.00 | |
| 61300 | Corporate Annual Report | | \$61.25 | | \$61.25 | \$61.25 | |
| 61350 | Bad Debt | | \$500.00 | | \$500.00 | \$500.00 | |
| 61620 | Amenities | | \$12,600.00 | | \$12,600.00 | \$12,600.00 | |
| | General & Administration | | \$75,573.25 | | \$48,770.25 | \$48,770.25 | |
| Grounds Maintenance | | | | | | | |
| 62000 | Landscape Mntnce - Contract | | \$30,000.00 | | \$45,000.00 | \$45,000.00 | |
| 62400 | Landscape Replacement | | \$2,500.00 | | \$5,000.00 | \$5,000.00 | |
| 62800 | Irrigation - Repairs & Maint | | \$2,500.00 | | \$2,862.00 | \$2,862.00 | |
| 62850 | Lakes / Ponds / Waterways | | \$0.00 | | \$8,220.00 | \$8,220.00 | |
| | Grounds Maintenance | | \$35,000.00 | | \$61,082.00 | \$61,082.00 | |
| Townhomes | | | | | | | |
| 69000 | Contract Landscape Mntnc - Townhomes | | \$13,000.00 | | \$13,000.00 | \$13,000.00 | |
| 69155 | Contract - Termite Bond | | \$3,000.00 | | \$3,000.00 | \$3,000.00 | |
| 69560 | Insurance - TH | | \$5,000.00 | | \$5,000.00 | \$5,000.00 | |
| 69600 | Irrigation R&M | | \$2,500.00 | | \$2,500.00 | \$2,500.00 | |
| 69700 | Pressure Washing | | \$1,500.00 | | \$1,500.00 | \$1,500.00 | |
| 69750 | Exterior R&M | | \$1,000.00 | | \$1,000.00 | \$1,000.00 | |
| 69510 | Landscape Replacement | | \$3,000.00 | | \$3,000.00 | \$3,000.00 | |
| | Total Townhomes | | \$29,000.00 | | \$29,000.00 | \$29,000.00 | |
| Repairs and Maintenance | | | | | | | |
| 61700 | Entry Walls - Repairs | | \$5,000.00 | | \$5,000.00 | \$5,000.00 | |
| 61600 | Miscellaneous | | \$5,000.00 | | \$5,000.00 | \$5,000.00 | |
| | Repairs & Maintenance | | \$10,000.00 | | \$10,000.00 | \$10,000.00 | |
| Utilities | | | | | | | |
| 78050 | Electricity - Street Lights | | \$22,000.00 | | \$22,000.00 | \$22,000.00 | |
| 78000 | Electricity - Entry/Irrigation | | \$17,000.00 | | \$17,000.00 | \$17,000.00 | |
| 78400 | Water / Sewer | | \$15,000.00 | | \$15,000.00 | \$15,000.00 | |
| 78550 | Telecommunication | | \$94,500.00 | | \$94,500.00 | \$94,500.00 | |
| | Utilities | | \$148,500.00 | | \$148,500.00 | \$148,500.00 | |
| Reserve | | | | | | | |
| | Reserve - Pooled | | \$10,000.00 | | \$10,000.00 | \$10,000.00 | |
| | Reserve - Pooled TH | | \$10,000.00 | | \$10,000.00 | \$10,000.00 | |
| | Total Reserves | | \$20,000.00 | | \$20,000.00 | \$20,000.00 | |
| | TOTAL COMMON EXPENSES | | \$318,073.25 | | \$317,352.25 | \$317,352.25 | |
| | Total | | \$ - | | \$ - | \$0.00 | |
| VARIANCES | | | | | \$0.00 | \$0.00 | |

THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.