

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.

Rob Adams
Board President Name

Board President Signature

December 2, 2022
Date