

**Weslyn Park Master Association, Inc**  
**Approved Budget**  
**Year Ending December 31, 2025**

**ASSESSMENTS**

	2024 Approved Budget	2025 Approved Budget
<b>General Assessment</b>	<b>\$181.00</b>	<b>\$190.05</b>
<b>Telecommunications</b>	<b>\$219.00</b>	<b>\$225.00</b>
<b>Townhomes</b>	<b>\$630.77</b>	<b>\$794.07</b>
<b>Assessment Amenity</b>	<b>\$0.00</b>	<b>\$0.00</b>
Single Family	\$400.00	\$415.05
Townhomes	\$1,030.77	\$1,209.12
Builder Lots	\$188.66	\$190.05

**INCOME**

Income		
Assessment Income	194,761.16	395,307.28
Telecommunications Revenue	315,360.00	468,000.00
Amenities Assessment	-	-
TH Assessment	229,600.00	384,330.40
Builder Assessment	150,927.51	190,051.57
Developer Contribution	29,860.33	50,000.00
Administrative Service Fees	-	10,000.00
	<u><b>\$ 920,509.00</b></u>	<u><b>\$ 1,497,689.25</b></u>

**EXPENSES**

<b>General &amp; Administrative</b>		
60150 - Management Fees	12,000.00	34,320.00
60300 - Accounting Fees & Tax Prep	250.00	1,900.00
60350 - Legal Fees	1,000.00	1,500.00
60400 - Legal - Chargeback	-	-
60450 - Payment Coupons	2,064.00	3,120.00
60500 - Bank Charges/Coupon	250.00	300.00
60600 - Postage	375.00	2,000.00
60700 - Insurance Liability/Property/Umb	25,000.00	150,000.00
60750 - Insurance - D&O and Crime	3,000.00	4,200.00
60800 - Insurance - Worker's Comp	640.00	630.00
61100 - Office Expense	1,500.00	2,000.00
61150 - Website/Caliber Portal Service	1,020.00	1,020.00
61300 - Corporate Annual Report	62.00	73.50
61350 - Bad Debt	500.00	-
61500 - Storage Artemis	250.00	250.00
<b>Total General &amp; Administrative</b>	<b>\$ 47,911.00</b>	<b>\$ 201,313.50</b>

**Pool/Clubhouse**

66000 - Contract - Pool Maintenance	22,800.00	22,800.00
66550 - Pool R&M	2,500.00	3,500.00
66600 - Pool Permit	340.00	325.35
<b>Total Pool/Clubhouse:</b>	<b>\$ 25,640.00</b>	<b>\$ 26,625.35</b>

**Grounds**

61600 - Miscellaneous	6,000.00	5,000.00
61700 - Entry Walls - Repairs	2,000.00	2,000.00
62000 - Contract Landscape	133,044.00	160,000.00
62300 - Porter Services	21,000.00	26,000.00
62400 - Landscaping Replacement	5,000.00	5,000.00
62800 - Irrigation Repairs	2,500.00	2,500.00
62850 - Lake/Fountains R&M	8,220.00	8,220.00
62600 - Common Area Mulch/Straw	-	12,200.00
62860 - Play Ground R&M	1,500.00	1,500.00
<b>Total Grounds:</b>	<b>\$ 179,264.00</b>	<b>\$ 222,420.00</b>

**Townhomes**

69000 - Contract Landscape Maintenance	54,600.00	59,822.40
69155 - Contract - Termite Bond	6,000.00	9,075.00
69510 - Landscape Replacement	5,000.00	2,000.00
69560 - Insurance - TH	100,000.00	225,000.00
69600 - Irrigation R&M	2,500.00	2,500.00
69700 - Exterior Pressure Washing	1,500.00	1,500.00
69650 - TH Mulch/Straw	-	6,768.00
69750 - Exterior R&M	5,000.00	5,000.00
<b>Total Townhomes:</b>	<b>\$ 174,600.00</b>	<b>\$ 311,665.40</b>

**Utilities**

78000 - Electricity - Entry	3,500.00	-
78050 - Electric -Street Lights	85,400.00	85,000.00
78400 - Water & Sewer - Common Area	37,850.00	100,000.00
78550 - Telecommunication	301,344.00	468,000.00
<b>Total Utilities:</b>	<b>\$ 428,094.00</b>	<b>\$ 653,000.00</b>

**Reserves**

80000 - Reserves - Pooled	10,000.00	10,000.00
80010 - Reserves - Pooled TH	55,000.00	72,665.00
<b>Total Reserves:</b>	<b>\$ 65,000.00</b>	<b>\$ 82,665.00</b>

**TOTAL EXPENSES****\$ 920,509.00****\$ 1,497,689.25**

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