

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

Budget Year 2022	Current Year Budget	6 Month Actual	12 Month Projected	2022 Draft
ASSESSMENTS				
Single Family Homes	90			\$120.42
Townhomes	15			\$650.00
Builder Lots	200			\$120.42
Amenities	105			\$30.00
Telecommunications				\$225.00
Total Lots/Units 2022	305			
Total Single Family Home Assessment				\$375.42
Total Townhome Assessment				\$1,025.42
Total Units Initial Phases	577			
INCOME				
40000	Assessment Income			\$146,913.25
40030	Telecommunications Revenue			\$94,500.00
40050	TH Assessment Income			\$39,000.00
40100	Developer Contributions			\$25,000.00
	Amenities			\$31,500.00
	Total Income			\$336,913.25
COMMON AREA EXPENSES				
General & Administration				
6020	Accounting Fees / Tax Prep			\$250.00
6040	Legal Fees			\$4,000.00
6080	Bank Charges			\$4,000.00
6090	Copies/Printing/Supplies			\$3,000.00
6097	Website			\$1,020.00
6100	Insurance - Property / Liability			\$10,000.00
6110	Insurance - D&O / Fidelity Bond			\$2,000.00
7410	Management Fees			\$38,082.00
6220	Corporate Annual Report			\$61.25
6240	Bad Debt			\$500.00
	Amenities			\$31,500.00
	General & Administration			\$94,413.25
Grounds Maintenance				
6510	Landscape Mntnce - Contract			\$30,000.00
6520	Landscape Replacement			\$2,500.00
6610	Irrigation - Repairs & Maint			\$2,500.00
6630	Lakes / Ponds / Waterways			\$0.00
	Grounds Maintenance			\$35,000.00
Townhomes				
	Contract Landscape Mntnc - Townhomes			\$13,000.00
	Contract - Termite Bond			\$3,000.00
	Insurance - TH			\$5,000.00
	Irrigation R&M			\$2,500.00
	Pressure Washing			\$1,500.00
	Exterior R&M			\$1,000.00
	Landscape Replacement			\$3,000.00
	Total Townhomes			\$29,000.00
Repairs and Maintenance				
6707	Entry Walls - Repairs			\$5,000.00
6740	Miscellaneous			\$5,000.00
	Repairs & Maintenance			\$10,000.00
Utilities				
7810	Electricity - Street Lights			\$22,000.00
7815	Electricity - Entry/Irrigation			\$17,000.00
7820	Water / Sewer			\$15,000.00

Telecommunication				\$94,500.00
Utilities				\$148,500.00
Reserve				
Reserve - Pooled				\$10,000.00
Reserve - Pooled TH				\$10,000.00
Total Reserves				\$20,000.00
TOTAL COMMON EXPENSES				
Total	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>
Total Common Expenses Assessment		0.00		276.16

VARIANCES

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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.