

Winds of Tatum
Approved Operating Budget
11.19.19

Draft

G/L #	CATEGORY	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
INCOME														
5000	Residential Assess.	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$88,617.60
	TOTAL OPERATING INCOME	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$7,384.80	\$88,617.60
5000	Collection Income	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
9520	Reserve Transfer	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$850.00	-\$10,200.00
	TOTAL INCOME	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$6,634.80	\$79,617.60
MAINT. & REPAIR														
8010	Landscape Maint.	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$39,000.00
8011	Storm Damage/Tree Removal	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00
8081	Backflow Testing	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
	SUBTOTAL MAINT.	\$5,750.00	\$3,250.00	\$3,250.00	\$3,350.00	\$5,750.00	\$3,250.00	\$3,250.00	\$3,250.00	\$5,750.00	\$3,250.00	\$3,250.00	\$3,250.00	\$46,600.00
PARTS & SUPPLIES														
8270	Sprinkler Supplies/Repairs	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$600.00
8271	Landscape Improvements Tree/Plan	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$6,000.00
8278	Tree Trimming	\$700.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00	\$4,200.00
	SUBTOTAL PARTS	\$1,850.00	\$0.00	\$1,700.00	\$150.00	\$1,700.00	\$0.00	\$1,850.00	\$0.00	\$1,700.00	\$150.00	\$1,700.00	\$0.00	\$10,800.00
UTILITIES														
8410	Electric	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
8460	Water	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
	SUBTOTAL UTILITIES	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00
ADMINISTRATIVE														
8610	Legal Fees/Accounting	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$400.00
8611	Collection Expense	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
8613	Lien Expense	\$30.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00	\$30.00	\$30.00	\$210.00
8620	Bank Charges	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$100.00
8625	Record Storage	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
8630	Meeting Room	\$60.00	\$0.00	\$60.00	\$0.00	\$60.00	\$0.00	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00	\$0.00	\$360.00
8640	Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00
8660	Management Fee	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$735.00	\$8,820.00
8662	Copies	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
8663	Postage	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$660.00
8664	Coupons	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$186.00	\$2,046.00
8665	Newsletters/Stationery	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$300.00
8675	Website/Compilation	\$300.00	\$0.00	\$0.00	\$0.00	\$50.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.00
8681/8680	Property Taxes/Income Taxes	\$0.00	\$0.00	\$385.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$445.00
8682	SUBTOTAL ADMIN.	\$1,781.00	\$1,216.00	\$1,741.00	\$1,341.00	\$1,956.00	\$1,816.00	\$1,456.00	\$1,241.00	\$1,356.00	\$1,436.00	\$1,321.00	\$1,246.00	\$17,721.00
	TOTAL OPERATING EXPENSE	\$9,756.00	\$4,841.00	\$7,066.00	\$5,216.00	\$9,781.00	\$5,441.00	\$6,931.00	\$4,866.00	\$9,181.00	\$5,211.00	\$6,646.00	\$4,871.00	\$79,621.00
	NET OPER PROFIT/LOSS	-\$3,121.20	\$1,793.80	-\$431.20	\$1,418.80	-\$3,146.20	\$1,193.80	-\$296.20	\$1,768.80	-\$2,546.20	\$1,423.80	-\$11.20	\$1,763.80	-\$3.40

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9510	RESERVE INTEREST	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00
9520	RESERVE TRANSFER	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$10,200.00
9525	RESERVE EXPENSE/TREE TRIMMINC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9525	TOTAL RESERVE & EXPENSE	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$870.00	\$10,440.00
	NET PROFIT/(LOSS)	-\$2,251.20	\$2,663.80	\$438.80	\$2,288.80	-\$2,276.20	\$2,063.80	\$573.80	\$2,638.80	-\$1,676.20	\$2,293.80	\$858.80	\$2,633.80	\$10,436.60

Assessment / Lot for 120 lots

Approved Assessment \$61.54 (Unchanged)

Delinquency based on actual for 2019

5000 Collection Income based on 2019 actual

8010 Landscape Maintenance increase to \$3250/mo

8271 Landscape Improvements based on Community Project to update Plants/Trees

8011 Storm Damage/Tree Replacement

8281 Contribution to Reserve Fund increased \$850

8460 Water based on 2019 expenses plus 3%

8410 Electric based on 2019 actuals plus 3%

8611 Collection Costs based on 2019 actual

8660 Management fee increase of 5% to \$735

8664 Statements - AZ Law requires HOAs as of 2020 to provide monthly statements to homeowners

Budget Approved

Date