

Winds of Tatum
Approved Operating Budget
2023

G/L #	CATEGORY	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
INCOME														
5000	Residential Assess.	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$93,398.40
	Misc Income (Fines)	\$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
TOTAL OPERATING INCOME														
9520	Reserve Transfer	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$7,783.20	\$93,398.40
		\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$8,688.00
	TOTAL INCOME	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$8,507.20	\$84,710.40
MAINT. & REPAIR														
8010	Landscape Maint.	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$3,435.00	\$41,220.00
8011	Storm Damage/Tree Removal	\$50.00	\$300.00	\$50.00	\$50.00	\$550.00	\$50.00	\$50.00	\$50.00	\$1,550.00	\$50.00	\$50.00	\$300.00	\$3,100.00
	Misc Landscape	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,475.00
8016	Weed Control	\$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
	Misc Labor & Repairs	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$1,490.00
8081	Backflow Testing	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
	SUBTOTAL MAINT.	\$3,660.00	\$4,085.00	\$3,485.00	\$3,585.00	\$3,985.00	\$4,885.00	\$3,485.00	\$5,075.00	\$4,985.00	\$3,585.00	\$3,485.00	\$3,835.00	\$48,135.00
PARTS & SUPPLIES														
8270	Sprinkler Supplies/Repairs	\$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
8271	Landscape Improvements Tree/Plant R	\$0.00	\$0.00	\$625.00	\$0.00	\$0.00	\$625.00	\$0.00	\$0.00	\$625.00	\$0.00	\$0.00	\$625.00	\$2,500.00
8278	Tree Trimming	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
	Misc Parts & Supplies	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$300.00
	SUBTOTAL PARTS	\$100.00	\$1,150.00	\$725.00	\$150.00	\$1,100.00	\$775.00	\$100.00	\$1,150.00	\$725.00	\$150.00	\$1,725.00	\$150.00	\$8,000.00
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	\$300.00	\$300.00	\$300.00	\$550.00	\$700.00	\$1,300.00	\$900.00	\$1,200.00	\$900.00	\$400.00	\$300.00	\$700.00	\$7,850.00
	SUBTOTAL UTILITIES	\$325.00	\$325.00	\$325.00	\$575.00	\$725.00	\$1,325.00	\$925.00	\$1,225.00	\$925.00	\$425.00	\$325.00	\$725.00	\$8,150.00
ADMINISTRATIVE														
8610	Legal Fees/Accounting	\$100.00	\$500.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$500.00	\$1,600.00
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	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$30.00	\$50.00	\$330.00
8620	Bank Charges	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$100.00
8625	Record Storage	\$60.00	\$60.00	\$60.00	\$68.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$728.00
8630	Meeting Room	\$90.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	\$90.00	\$90.00	\$90.00	\$0.00	\$630.00
8640	Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00
8660	Management Fee	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$757.00	\$9,084.00
8662	Copies	\$50.00	\$150.00	\$100.00	\$75.00	\$175.00	\$100.00	\$50.00	\$100.00	\$50.00	\$175.00	\$100.00	\$75.00	\$1,200.00
8663	Postage	\$10.00	\$10.00	\$20.00	\$40.00	\$15.00	\$10.00	\$25.00	\$25.00	\$10.00	\$20.00	\$25.00	\$25.00	\$455.00
	Statements	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
8665	Newsletters/Stationery	\$150.00	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$112.00	\$887.00
	Audit/Compilation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
	Website	\$300.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
	Misc Expense	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$500.00
8681/8680	Property Taxes/Income Taxes	\$0.00	\$75.00	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$410.00
	SUBTOTAL ADMIN.	\$1,842.00	\$1,802.00	\$1,827.00	\$1,215.00	\$1,822.00	\$1,302.00	\$2,557.00	\$1,192.00	\$1,492.00	\$1,787.00	\$1,412.00	\$2,174.00	\$20,424.00

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G/L #	CATEGORY	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
	TOTAL OPERATING EXPENSE	\$5,927.00	\$7,362.00	\$6,362.00	\$5,525.00	\$7,632.00	\$8,287.00	\$7,067.00	\$8,642.00	\$8,127.00	\$5,947.00	\$6,947.00	\$6,884.00	\$84,709.00
	NET OPER PROFIT/LOSS	\$2,580.20	\$1,145.20	\$2,145.20	\$2,982.20	\$875.20	\$220.20	\$1,440.20	-\$134.80	\$380.20	\$2,560.20	\$1,560.20	\$1,623.20	\$1.40
9510	RESERVE INTEREST	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$204.00
9520	RESERVE TRANSFER	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$724.00	\$8,688.00
9525	TOTAL RESERVE & EXPENSE	\$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
	NET PROFIT/(LOSS)	\$2,580.20	\$1,145.20	\$2,145.20	\$2,982.20	\$875.20	\$220.20	\$1,440.20	-\$134.80	\$380.20	\$2,560.20	\$1,560.20	\$1,623.20	\$1.40

2023 Assessment / Lot for 120 lots
Assessment \$64.86 - No increase projected for 2023
Landscape Contract Decreased to \$3,435 with new contract with Yellowstone
No increase in management fee
Contribution to Reserve Fund decreased from \$1,031.40 to \$701.00 to balance budget with 2023 projected expenses

Budget Approved

Date

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No Increase for 2023 Non-budgeted item	Non-budgeted item	
Increased from \$700 to replenish reserves spent in 2021	Decreased to balance Operating Expenses	
Increased by \$132/mo for 2022 Contract No change just in case of Monsoon	Per new contract with Yellowstone Increased per 2022 Monsoon Season actuals Need contract from Yellowstone to see if included. Based on Exquisite Invoice - need to check with Yellowstone No change Increased from \$150 - \$250 - Actual was \$194 for 2022	
Contingency for Misc Repairs Slight increase for inflation		
No change due to repairs being done/ move 600 for storm damage to	No change	
No change	No change - Should have some planting done in 2023	
No Change reduced tree trimming by 1,000	Adjusted per actuals	
Slight increase for Misc Items	No change	
No change	No change	
Increased per 2021 Actuals	Adjusted per 2022 actuals.	
Adjusted for legal matters moved 1000 from tree trimming	No change	
No change	No change	
No change	No change	
Decreased per 2021 actuals	No change - Fees do get charged back to HO's and recouped	
No change	No change	
Mtg room charge at \$90 for larger room - Peace Room	No change - Will need to start paying in 2023	
No change	No change	
No change	No change	
Based on 2021 Actuals	Adjusted per 2022 actuals.	
Based on 2021 Actuals	Adjusted per 2022 actuals - USPS postage increased July 1, 2022	
Based on 2021 Actuals	No change	
Qtrly News/Mtg Ntc	Adjusted per 2022 actuals.	
No change	No change	
No change	No change	
No change	No change	
No change	No change projected	