

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
	TOTAL OPERATING INCOME	\$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
5000	Collection Income	\$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
9520	Reserve Transfer	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,040.00	\$12,385.40
	TOTAL INCOME	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,814.60	\$8,823.20	\$81,013.00
	MAINT. & REPAIR													
8010	Landscape Maint.	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00	\$41,880.00
8011	Storm Damage/Tree Removal	\$0.00	\$250.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$250.00	\$1,500.00
	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	\$600.00
8081	Backflow Testing	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
	SUBTOTAL MAINT.	\$3,490.00	\$3,990.00	\$3,490.00	\$3,590.00	\$3,990.00	\$3,590.00	\$3,490.00	\$3,590.00	\$3,990.00	\$3,590.00	\$3,490.00	\$3,840.00	\$44,130.00
	PARTS & SUPPLIES													
8270	Sprinkler Supplies/Repairs	\$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
8271	Landscape Improvements Tree/Plant F	\$0.00	\$0.00	\$625.00	\$0.00	\$0.00	\$625.00	\$0.00	\$0.00	\$625.00	\$0.00	\$625.00	\$0.00	\$2,500.00
8278	Tree Trimming	\$0.00	\$1,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$5,000.00
	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	\$150.00	\$1,200.00	\$775.00	\$200.00	\$2,150.00	\$825.00	\$150.00	\$1,200.00	\$775.00	\$200.00	\$1,775.00	\$200.00	\$9,600.00
	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	\$200.00	\$225.00	\$225.00	\$500.00	\$700.00	\$700.00	\$500.00	\$500.00	\$1,050.00	\$1,300.00	\$700.00	\$525.00	\$7,125.00
	SUBTOTAL UTILITIES	\$225.00	\$250.00	\$250.00	\$525.00	\$725.00	\$725.00	\$525.00	\$525.00	\$1,075.00	\$1,325.00	\$725.00	\$550.00	\$7,425.00
	ADMINISTRATIVE													
8610	Legal Fees/Accounting	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	\$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	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
8630	Meeting Room	\$75.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00	\$75.00	\$150.00	\$75.00	\$0.00	\$600.00
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	\$100.00	\$150.00	\$125.00	\$50.00	\$35.00	\$350.00	\$50.00	\$250.00	\$175.00	\$50.00	\$185.00	\$200.00	\$1,720.00
8663	Postage	\$10.00	\$20.00	\$10.00	\$10.00	\$15.00	\$50.00	\$10.00	\$25.00	\$20.00	\$20.00	\$50.00	\$10.00	\$250.00
	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	\$320.00	\$0.00	\$0.00	\$0.00	\$112.00	\$350.00	\$0.00	\$112.00	\$1,044.00
	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

APPROVED

**Winds of Tatum**  
**APPROVED Operating Budget**  
**2022**

APPROVED

G/L #	CATEGORY	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
	Misc Expense	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$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
8682	SUBTOTAL ADMIN.	\$1,877.00	\$1,312.00	\$1,827.00	\$1,152.00	\$1,712.00	\$1,592.00	\$2,527.00	\$1,342.00	\$1,724.00	\$1,722.00	\$1,507.00	\$1,564.00	\$19,858.00
	TOTAL OPERATING EXPENSE	\$5,742.00	\$6,752.00	\$6,342.00	\$5,467.00	\$8,577.00	\$6,732.00	\$6,692.00	\$6,657.00	\$7,564.00	\$6,837.00	\$7,497.00	\$6,154.00	\$81,013.00
	NET OPER PROFIT/LOSS	\$3,072.60	\$2,062.60	\$2,472.60	\$3,347.60	\$237.60	\$2,082.60	\$2,122.60	\$2,157.60	\$1,250.60	\$1,977.60	\$1,317.60	\$2,669.20	\$0.00
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	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,031.40	\$1,040.00	\$12,385.40
9525	TOTAL RESERVE & EXPENSE	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,048.40	\$1,057.00	\$12,589.40
	NET PROFIT/(LOSS)	\$2,024.20	\$1,014.20	\$1,424.20	\$2,299.20	-\$810.80	\$1,034.20	\$1,074.20	\$1,109.20	\$202.20	\$929.20	\$269.20	\$1,612.20	-\$12,589.40

**2022 Assessment / Lot for 120 lots****Approved Assessment \$64.86****Collection Income based on 2021 actuals - No delinquency in 2021****Landscape Contract Increase to \$3,490 per month (\$132/mo) for 2022 Contract****Storm Damage - No Change****Sprinkler Supplies/Repairs - Slight Increase for parts/labor****Tree Trimming - Decreased to \$3,000.00 - Trees have been maintained through 2021****Water - Slight increase based on 2021 actuals and City of Phx 6% increase****Electric - No changed, based on 2021 actuals****No change in management fee****Collection Costs based on 2015 actuals****Contribution to Reserve Fund increased from \$700 to \$1,031.40 to replenish funds from irrigation upgrades**

Budget Approved

Date

APPROVED

**Winds of Tatum**  
**APPROVED Operating Budget**  
**2022**

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