

**WYNDMUIR HOMEOWNERS ASSOCIATION  
2023 BUDGET**

	<b>2022 BUDGET</b>	<b>2023 BUDGET</b>
<b>INCOME:</b>		
HOMEOWNER ASSMNT-MAINTENANCE	\$89,400.00	\$106,680.00
HOMEOWNER ASSMNT-RESERVE	18,600.00	18,600.00
LATE CHARGE ASSESSMENTS	100.00	50.00
INTEREST INCOME	3,300.00	100.00
<b>TOTAL INCOME</b>	<b>\$111,400.00</b>	<b>\$125,430.00</b>
<b>EXPENSES:</b>		
<b>GROUNDS MAINTENANCE:</b>		
LANDSCAPE MAINTENANCE	20,304.00	20,304.00
TREE MAINTENANCE	5,000.00	5,000.00
DETENTION POND MAINTENANCE	0.00	1,500.00
SNOW REMOVAL	20,995.00	20,995.00
SNOW - EXTRAS	4,000.00	4,000.00
<b>GENERAL REPAIRS/MAINTENANCE:</b>		
PROPERTY REPAIRS	1,000.00	500.00
SIGNAGE MAINTENANCE	1,000.00	500.00
LIGHTING MAINTENANCE	500.00	250.00
SEALCOAT/ASPHALT MAINTENANCE	0.00	17,138.00
<b>UTILITIES:</b>		
ELECTRIC	1,000.00	800.00
SCAVENGER SERVICE	12,500.00	12,900.00
<b>ADMINISTRATIVE:</b>		
MANAGEMENT FEE	9,540.00	9,540.00
INSURANCE	2,623.00	3,000.00
LEGAL FEES	1,500.00	1,500.00
MISC. ADMIN. COSTS - ASSN.	1,000.00	1,000.00
WEBSITE/SERVICE EXPENSE	50.00	50.00
POSTAGE/PRINTING	750.00	750.00
BANK CHARGES	50.00	0.00
ACCOUNTING / TAX PREPARATION	2,200.00	2,350.00
<b>BLDG/GROUNDS IMPROVEMENTS</b>		
EQUIT FUND - DETENTION POND MAINT	1,500.00	1,500.00
LANDSCAPE IMPROVEMENTS	3,988.00	3,253.00
<b>RESERVE CONTR - CAPITAL IMPRV.</b>	<b>21,900.00</b>	<b>18,600.00 *</b>
<b>TOTAL EXPENSES</b>	<b>\$111,400.00</b>	<b>\$125,430.00</b>

	<b>2022 ASSESSMENT</b>	<b>2023 ASSESSMENT</b>	<b>DOLLAR INCREASE</b>
<b>MONTHLY COST BY UNIT</b>	<b>125.00</b>	<b>145.00</b>	<b>20.00</b>

The 2023 budget has been approved on 09/07/2022 by the Board of Directors.

\* The Reserve Contribution may fluctuate based on the actual Operating Expenses at Year-End.