

Winds of Tatum
Draft Operating Budget
2024

G/L #	CATEGORY	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
INCOME														
5000	Residential Assess.	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$8,032.80	\$96,393.60
	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	\$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
9520	Reserve Transfer	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$374.00	\$4,532.00
	TOTAL INCOME	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,161.20	\$8,157.20	\$88,866.40
MAINT. & REPAIR														
8010	Landscape Maint.	\$3,538.00	\$3,538.00	\$3,538.00	\$4,122.00	\$4,122.00	\$4,122.00	\$4,122.00	\$4,122.00	\$3,538.00	\$3,538.00	\$3,538.00	\$3,538.00	\$45,376.00
8011	Storm Damage/Tree Removal	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
	Misc Landscape	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$175.00
8016	Weed Control	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$100.00	\$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	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
	SUBTOTAL MAINT.	\$4,013.00	\$3,788.00	\$3,588.00	\$4,272.00	\$4,172.00	\$4,272.00	\$4,172.00	\$4,272.00	\$3,588.00	\$3,688.00	\$3,788.00	\$3,788.00	\$47,401.00
PARTS & SUPPLIES														
8270	Sprinkler Supplies/Repairs	\$350.00	\$350.00	\$350.00	\$350.00	\$400.00	\$1,000.00	\$528.40	\$400.00	\$200.00	\$200.00	\$200.00	\$200.00	\$4,528.40
8271	Landscape Improvements Tree/Plant R	\$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
8278	Tree Trimming	\$1,000.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,500.00
	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	\$1,350.00	\$1,000.00	\$850.00	\$1,000.00	\$900.00	\$1,650.00	\$1,028.40	\$1,050.00	\$700.00	\$850.00	\$700.00	\$850.00	\$11,928.40
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	\$200.00	\$200.00	\$550.00	\$700.00	\$1,300.00	\$1,300.00	\$1,200.00	\$1,200.00	\$800.00	\$300.00	\$200.00	\$8,150.00
	SUBTOTAL UTILITIES	\$225.00	\$225.00	\$225.00	\$575.00	\$725.00	\$1,325.00	\$1,325.00	\$1,225.00	\$1,225.00	\$825.00	\$325.00	\$225.00	\$8,450.00
ADMINISTRATIVE														
8610	Legal Fees/Accounting	\$200.00	\$800.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$500.00	\$600.00	\$100.00	\$100.00	\$500.00	\$3,300.00
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	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
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	\$100.00	\$100.00	\$75.00	\$100.00	\$100.00	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$75.00	\$1,000.00
8663	Postage	\$10.00	\$10.00	\$20.00	\$20.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$25.00	\$245.00	\$390.00
	Statements	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$145.00	\$1,740.00
8665	Newsletters/Stationery	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
	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	\$125.00	\$500.00
8681/8680	Property Taxes/Income Taxes	\$0.00	\$50.00	\$275.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$385.00
8682	SUBTOTAL ADMIN.	\$1,937.00	\$2,022.00	\$1,822.00	\$1,290.00	\$1,522.00	\$1,397.00	\$2,587.00	\$1,672.00	\$1,987.00	\$1,387.00	\$1,407.00	\$2,057.00	\$21,087.00

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	TOTAL OPERATING EXPENSE	\$7,525.00	\$7,035.00	\$6,485.00	\$7,137.00	\$7,319.00	\$8,644.00	\$9,112.40	\$8,219.00	\$7,500.00	\$6,750.00	\$6,220.00	\$6,920.00	\$88,866.40
	NET OPER PROFIT/LOSS	\$636.20	\$1,126.20	\$1,676.20	\$1,024.20	\$842.20	-\$482.80	-\$951.20	-\$57.80	\$661.20	\$1,411.20	\$1,941.20	\$1,237.20	\$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	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$378.00	\$374.00	\$4,532.00
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)	\$636.20	\$1,126.20	\$1,676.20	\$1,024.20	\$842.20	-\$482.80	-\$951.20	-\$57.80	\$661.20	\$1,411.20	\$1,941.20	\$1,237.20	\$0.00

2024 Assessment / Lot for 120 lots

Assessment \$64.86 - increase by current CPI 3.2% new assessment \$66.94 for 2024

Landscape Contract increased to by 3% \$3,538 standard increase with April-August 20% increase with weekly service

No increase in management fee

Contribution to Reserve decrease to \$378 to compensation landscaping increases

Budget Approved

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