Waterford Lakes Community Assoc.
2023 Approved Budget
Approved 10/24/22

	2022 Budget	2023 Budget
Quarterly Assessment per home	$235.75	$250
Annual Assessmen per home	$943.00	$1,000
% of Change	15.00%	6.04%

Income	**2022 Budget**	**2023 Budget**
4100 Assessment Income	$ 2,927,072	$ 3,104,000
4110 Oper. Interest Income		
4113 ITL Charges		
4117 Miscellaneous Income		
4130 Interest Delinquent Accts.		
4150 Recreation Income		
4155 Shopping Center Irrigation	$ 4,100	$ 4,100
4160 Estoppel Income		
4175 Estates Admininistrative Assessment	$ 8,520	$ 8,650
4420 Reserve Interest Income		
4425 Allocated Reserve Interest		
Income Total	$ 2,939,692	$ 3,116,750
Expense Total	$ 2,956,099	$ 3,131,825
Net Income	**$ (16,407)**	**$ (15,075)**

Expense	**2022 Budget**	**2023 Budget**
5007 Bank Charges	$ -	$ -
5012 Postage / Machine	$ 26,000	$ 27,000
5015 Copies / Copier	$ 20,000	$ 15,000
5017 Office Supplies	$ 5,000	$ 5,000
5018 Office Furniture & Equip	$ 3,000	$ 3,000
5020 Recycling / Shredding	$ 1,000	$ 1,200
5022 File Archive / Storage	$ 1,300	$ 1,500
5025 Dues / Subscriptions	$ 2,000	$ 3,500
5027 Education/Comm. & Staff	$ 10,000	$ 13,000
5030 Licenses / Permits / Fees	$ 2,100	$ 2,100
5035 Meeting Room Exp.	$ 3,000	$ 4,200
5037 CSD Enforcement	$ -	$ 20,000

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5040 Legal - Collections		$	8,000	$	2,500
5042 Legal - General Matters		$	30,000	$	26,000
5045 Insurance - Umb 02/21		$	60,000	$	70,000
5047 Insurance - WC 02/21		$	750	$	600
5048 Insurance Fid/Crime 2/21		$	3,700	$	3,500
5050 Insurance - D&O 02/21		$	8,600	$	11,500
5051 Insurance - Cyber 2/21		$	1,000	$	4,100
5052 Insurance - Liab/Prop 2/21		$	130,000	$	114,000
5053 Insurance - Vehicle 10/21		$	7,600	$	10,000
5054 Insurance-Pollution 02/21		$	5,500	$	5,200
5057 Accounting Yearly Audit		$	7,650	$	8,025
5067 Computer Services		$	25,000	$	22,000
5070 Web Site Hosting Fee		$	4,500	$	4,000
5072 Bad Debt Expense		$	12,000	$	12,000
5075 Community Events		$	23,000	$	20,000
General & Administrative Total		**$**	**400,700**	**$**	**408,925**
5100 Electricity - Street Lighting		$	82,500	$	80,000
5101 Electricity - Rec Center		$	5,400	$	5,300
5105 Electricity - Irrigation		$	19,000	$	18,000
5110 Electricity - Fountain		$	3,800	$	5,800
5115 Electricity - Pool		$	6,100	$	6,400
5120 Electricity - Aeration		$	12,150	$	13,000
5125 Water & Sewer		$	6,400	$	7,300
5130 Trash / Waste Removal		$	15,800	$	20,000
5135 Phone / Internet Service		$	15,000	$	14,000
Utilities Total		**$**	**166,150**	**$**	**169,800**
5210 Maintenance Personnel		$	241,513	$	275,000
5212 HR Services		$	22,100	$	22,000
5230 Administrative Personnel		$	589,151	$	669,000
5235 Personnel Vehicle Mileage		$	2,000	$	3,000
Personnel Expenses Total		**$**	**854,764**	**$**	**969,000**
5300 Security/Monitoring Exp.		$	1,450	$	1,700
5305 Rec Building Maintenance		$	12,000	$	5,000
5310 Janitorial Supplies		$	2,800	$	3,000
5315 Pest/Wildlife Control		$	1,350	$	1,500
5320 Termite Bond		$	300	$	300
Building Maintenance Total		**$**	**17,900**	**$**	**11,500**
5400 Tree Maintenance		$	40,000	$	40,000
5405 Grounds Gen Mtce/Repair		$	10,000	$	20,000
5410 Grounds Mtce - Cleaning		$	7,000	$	15,000
5415 Mulch		$	70,000	$	70,000
5420 Grounds Prof. Consulting		$	-	$	5,000
5425 Annuals		$	19,000	$	21,000

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5430 Irrigation Mtce & Repair		$	30,000	$	15,000
5440 Fountain Mtce & Repair		$	1,000	$	1,000
5445 Lights / Sign Repairs		$	3,000	$	1,500
5450 Vehicle Maintenance		$	10,000	$	18,000
5455 Maintenance Equipment		$	2,000	$	2,000
Grounds Maintenance Total		**$**	**192,000**	**$**	**208,500**
5500 Rec Facility Repairs		$	10,000	$	10,000
5510 Pool Repairs/Equip.		$	5,500	$	5,000
5520 Pool Chem/Supplies/Parts		$	16,000	$	25,000
5525 Dog Park Maintenance		$	1,000	$	1,000
5530 Field Maintenance		$	500	$	500
5535 Court Maintenance		$	2,500	$	2,000
5540 Fence / Gate Repairs		$	500	$	500
Recreation Total		**$**	**36,000**	**$**	**44,000**
5600 Landscape Improvements		$	100,000	$	100,000
5610 Rec. Improvements		$	10,000	$	10,000
Site Improvements Total		**$**	**110,000**	**$**	**110,000**
5700 Landscape Maintenance		$	630,000	$	638,100
5715 Lawn Chemicals		$	82,000	$	86,000
5725 Pond / Lake Maintenance		$	45,385	$	50,000
5735 Pool Electronics Contract		$	4,500	$	5,000
5741 Building Janitorial Services		$	21,000	$	21,000
5750 Security Rec Center Guard		$	99,500	$	90,000
5760 Pressure washing		$	35,000	$	36,000
5765 Strategic Plan		$	-	$	-
Contracts Total		**$**	**917,385**	**$**	**926,100**
9100 General Reserve Funding		$	211,200	$	234,000
9110 Waterline Reserve Funding		$	50,000	$	50,000
Reserve Contributions Total		**$**	**261,200**	**$**	**284,000**
Expense Total		**$**	**2,956,099**	**$**	**3,131,825**

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