

**Foxtail/Parkllyn Homeowner's Association
2023 Approved Budget**

		<u>Comments</u>
Total Number of Units (Foxtail Standard)	235	unit count to increase dependent upon sales, total unit count unknown, number is avg estimate for 2022 (Current Count) (As of 8/16) per quarter
Assessment Fee Rate (Foxtail Standard)	\$100.00	
Total Number of Units (Echelon Village @Parkllyn)	72	unit count to increase dependent upon construction, total unit count = 224, number is avg estimate for 2022 (Current Count) (As of 8/16) per quarter \$100+\$60
Assessment Fee Rate (Echelon Village @Parkllyn)	\$160.00	

INCOME

Assessments

4001 - Operating Assessment Fee \$140,080.00

Contribution

4101 - Developer's Contribution \$0.00

Other Income

4202 - Late Fee/Non-Payment Fee \$0.00

Pass Thru Costs

4302 - Delinquent Letter \$0.00

TOTAL INCOME \$140,080.00

EXPENSES

Pass thru expenses

5002 - Delinquent Letter	\$210.00	based on previous year budget
5003 - Recorded Lien Generation	\$150.00	based on previous year budget
5007 - Non-Compliance Letter	\$0.00	

Professional

5101 - Association Management Fee	\$14,736.00	at rate of \$4 per unit per month
5104 - Administrative Fee	\$0.00	
5108 - CPA/Audits	\$275.00	based on previous year budget
5114 - Site Review: Non-Compliance and Common Areas	\$0.00	
Total Professional	\$15,011.00	

Office Expenses

5201 - Postage	\$550.00
5202 - Copies	\$250.00
5203 - Office Supplies	\$50.00
5204 - Bank Service Fee	\$96.00
5206 - Storage of Records	\$0.00
Total Office Expenses	\$946.00

Insurance Expenses

5301 - Liability/Property \$995.00

Landscape/Grounds Expenses

5403 - Spring/Fall Cleanup (formerly Common Area Maintenance)	\$10,050.00	
5404 - Turf Fertilizer/Weed Control	\$10,500.00	Based on 2022 actuals + added land
5405 - Shrub Beds/Non-Turf Weed Control	\$700.00	
5406 - Irrigation Services	\$5,750.00	
5407 - Trees - Deep Root Feed	\$0.00	
5408 - Lawn Aeration	\$1,250.00	
5409 - Shrub/ Tree Trimming	\$0.00	\$50 per hour
5416 - Lawn Services	\$41,300.00	Based on 2022 actuals + added land
Janitorial - For "Hangout" Restrooms	\$2,800.00	\$100 per visit (28 visits)
Total Landscape/Grounds Expenses	\$69,550.00	

Roads/Trails/Parking Lots/Driveways

5708 - Road Snow Removal \$8,000.00 *based on ASI's info

Utilities

6502 - Electricity	\$7,500.00	Based on 2022 actuals + added land
Electric for Parkllyn Restroom Structure	\$3,000.00	Based on most available cost estimate
Winterization for Restroom Structure	\$100.00	
6515 - Water	\$15,000.00	Based on 2022 actuals + added land
6518 - Irrigation Rate Adjustment	\$0.00	
6519 - Irrigation Controller Data Plan	\$360.00	
Total Utilities	\$25,960.00	

Taxes

6701 - Property Taxes	\$500.00	Based on 2022 actuals + added land
6702 - State Taxes	\$15.00	
Total Taxes	\$515.00	

TOTAL EXPENSES **\$121,337.00**

RESERVES

The Dig Playground Equipment (30yr UL)	\$2,382.19	
The Hangout - Common Area Amenities (30yr UL)		
The North Park Amenities		
Bathroom Structure (Maintenance) (30yr UL)	\$2,333.33	
Street Repairs/Replacement		
Sidewalk/Walking Paths Repair/Replacement (20 yr UL)		
Trash Receptacles (?) (10yr UL)	\$1,461.60	
Dog Waste Station (4? Total?) (5 yr UL)	\$200.00	
Bike Racks (10 yr UL)	\$93.30	
Overhead Structure(s) (Paint) (5 yr UL)	\$1,200.00	
Monument Signs		
Windmill		
Tables/Benches (20 yr UL)		
TOTAL RESERVES	\$7,670.42	

NET INCOME **\$11,072.58**