2023 Villas at Sagewicke HOA BUDGET

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan - Dec 2023
Homes	42	42	42	42	42	42	42	42	42	42	42	42	
Income													
Association Dues @ $142	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	**$71,568**
Initiation Fee	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Total Income	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964	**$71,568**
Expense													
Water Culvert Maint.	0	0	0	1200	0	0	0	0	0	0	0	0	**1,200**
Legal/ Accounting	0	0	0	0	570	0	0	0	0	0	0	0	**570**
Insurance	0	0	0	0	0	0	0	0	0	0	450	0	**450**
Lawn Mowing & Edging	0	0	0	2398	2398	2398	2398	2398	2398	2398	2398	0	**19,184**
Mulching/Tanbark	0	0	0	0	0	13,161	0	0	0	0	0	0	**13,161**
Weed and Feed/ Turf	0	0	0	643	643	643	0	0	0	643		0	**2,572**
Other Landscaping	0	0	1350	245	245	245	245	245	245	245	245	1400	**4,710**
Weeding	0	0	0	171	171	171	171	171	171	171	171	0	**1,368**
Pest Control: Trees, Shrubs	0	0	0	0	0	3000		0		0	0	0	**3,000**
Pest Control: Turf & Beds	0	0	0	0	2387	0		836		0	0	0	**3,223**
Pruning/ Trimming	0	0	0	0	0	0	4200	0	0	0	0	0	**4,200**
Management	772	772	772	772	772	772	772	772	772	772	772	772	**9,264**
Snow Removal	2000	2000	2000	0	0	0	0	0	0	0	0	2000	**8,000**
Reserves	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Postage & Administration	50	50	50	50	50	50	50	50	50	50	50	50	**600**
Total Expense	2822	2822	4172	5479	7236	20440	7836	4472	3636	4279	4086	4222	**71,502**
Net Income (cumulative)	3142	6284	8076	8561	7290	-7187	-9059	-7567	-5239	-3554	-1676	**67**	**67**

NOTES:

Association Dues: $142 x 42 units sold.

Accounting/ Legal: projected fees for tax preparation & minor legal.

Mulching/ Tanbark: New mulch will be installed in 2023 in the homeowners beds (front & side yards only). Mulch will be applied in the common area beds this year. Pre-emergent weed control application will be done ($525).

Mowing & Edging: Assumes approx. 28 cuts per year. Includes mowing the Open Space G-1. Includes Sales Tax.

Insurance: premium for general liability insurance for common areas and Umbrella Policy for additional $1M in Liability. It also includes Directors and Officers Insurance.

Weed & Feed/ Turf: package of 4 lawn applications for this year.

Other Landscaping:The March expense includes Spring Cleanup & turf repair. December expense includes Fall Cleanup. Weed whacking on the embankment east of Forney eight times April-Nov. Includes Sales Tax.

Weeding: Weed control in Common Mulch Beds only. Unit owners mulch beds will not be done this year.

Pest Control-Trees, Shrubs: will be treating pear trees for trellis rust & maple trees for lantern flies in spring (June).

Pest Control- Turf & Beds: Grub Control scheduled in August w/ Tru Green. Includes Sales Tax. Three treatments of "Foundation planting treatment" w/ Good's.

Pruning/ Trimming: Pruning/ trimming of ornamental trees and shrubs will be done one time in the year. Homeowners will be given the opportunity to opt out of pruning performed by Association's contractor if they wish to do their own.

Management Fees: cost of our property manager.

Snow Removal: expenses for estimated six snow events per year.

Reserves: no funds are scheduled to be transferred into reserves in 2023.