

**Tonkawa Springs
2023 Operating Budget**

Annual Assessment Fee	\$180.00	Total Income	\$ 25,380.00	
Working Capital		Total Expense	\$ 25,380.00	\$ -
Lot Count	141	Reserve Transfer		

GL Code	INCOME	January	February	March	April	May	June	July	August	September	October	November	December	Total
400110	Assessments	\$ 25,380.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,380.00
561000	Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
562750	Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Working Cap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL INCOME	\$ 25,380.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,380.00
	EXPENSES													
	Administrative Expenses													
610120	Accounting	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 63.00	\$ 756.00
610580	Copies	\$ 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
610720	Admin-AR Fees	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 180.00
610740	Legal Expense	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 780.00
610920	Management Fees	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00	\$ 6,492.00
	Meeting Expense													
611600	Postage/Delivery	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 360.00
	Printing-Coupons/Stmts	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00
611920	Social Events	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00	\$ 2,000.00
611980	Website Hosting	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 420.00
	TOTAL Administrative Expe	\$ 1,524.00	\$ 774.00	\$ 774.00	\$ 1,374.00	\$ 774.00	\$ 774.00	\$ 874.00	\$ 1,274.00	\$ 774.00	\$ 874.00	\$ 774.00	\$ 1,274.00	\$ 11,838.00
	Property Expenses													
615150	Landscape-Maint	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00
	Improvements	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 780.00
615700	Maint/Repair	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00
	TOTAL Property Expenses	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 490.00	\$ 5,880.00
	Tax/Ins/Interest Exp													
625150	Ins-O & O	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
625200	Ins-F&EC or Package	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00
625300	Ins-Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
625550	Taxes-Property	\$ 198.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.00
	TOTAL Tax/Ins/Interest Exp	\$ 6,198.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,198.00
	Transfer Proof													
	Trans F: Ciking to Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Trans F: MMA to Ciking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Dep F: MMA to Ciking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL Transfer Proof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Utility Expenses													
612080	Electric	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 900.00
612240	Trash	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 324.00
612260	Water	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 240.00
	TOTAL Utility Expenses	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 122.00	\$ 1,464.00
	Total Expenses	\$ 8,334.00	\$ 1,386.00	\$ 1,386.00	\$ 1,986.00	\$ 1,386.00	\$ 1,386.00	\$ 1,486.00	\$ 1,886.00	\$ 1,386.00	\$ 1,486.00	\$ 1,386.00	\$ 1,886.00	\$ 25,380.00

2022 Budget	Variance to 2022 Budget	Explanation	YTD Variance as of August 2022
\$ 25,380.00	\$ -		\$ 24,310.00
\$ 5.00	\$ 5.00		\$ -
\$ -	\$ -		\$ -
\$ 25,385.00			
\$ 500.00	\$ 256.00	Estimated tax filing if Goodwin files; expect excess to go into Reserves	\$ 375.00
\$ 290.00	\$ 10.00		\$ 1,675.00
\$ -	\$ 180.00	Contingency for late assessment payments	\$ 64.00
\$ 250.00	\$ 530.00	Planned contingency (estimated 2hr)	\$ 30.00
\$ 7,600.00	\$ (1,108.00)		\$ 2,625.00
\$ 300.00	\$ -	South Star has been gracious in allowing us to use their meeting room for Board meetings; Annual meeting held at TS tennis courts; expected Reserve	
\$ 475.00	\$ (115.00)		\$ 150.00
\$ 2,100.00	\$ (100.00)	Reduced Social Committee spend based on YTD	
	\$ 420.00	Technology costs from Goodwin to maintain TownSq	
\$ 11,515.00	\$ 323.00		
\$ 3,200.00	\$ 400.00	Contractors adding fuel surcharges	\$ 1,068.00
\$ 700.00	\$ 80.00		
\$ 1,500.00	\$ -		\$ 51.00
\$ 5,400.00	\$ 480.00		
\$ -	\$ -		
\$ 5,000.00	\$ 1,000.00	Insurance increase/inflation	\$ 5,335.00
\$ -	\$ -		
\$ 115.00	\$ 83.00		
\$ 5,115.00	\$ 1,083.00		
\$ 555.00	\$ (555.00)		
\$ -	\$ -		
\$ -	\$ -		
\$ -	\$ -		
\$ 555.00	\$ (555.00)		
\$ 1,400.00	\$ (500.00)	Goodwin negotiated great deal on Electricity	\$ 334.00
\$ 400.00	\$ (76.00)		\$ 58.00
\$ 1,000.00	\$ (760.00)	Decreased water bill based on several years of non-use	
\$ 2,800.00	\$ (1,336.00)		
\$ 25,385.00	\$ (5.00)		