

December 15, 2022

## WALDEN WOODS CONSERVANCY, INC. NOTICE OF ANNUAL MEETING / BUDGET RATIFICATION MEETING

The Virtual Annual Meeting of the Walden Woods Conservancy, Inc. is scheduled for Wedensday, December 28, 2022, at 7:00 PM. Please find enclosed link.

The primary purpose of this meeting will be to announce the results for the 2023 proposed budget mail in voting. Please see the summary of your Council budgets. Enclosed are ballots to vote in favor or against the proposed budgets of the Conservancy and your indivdual Council. The budgets were reviewed in detail during various Council and Conservancy budget workshop meetings.

<u>Conservancy</u> – **Increase by \$4 per month.** The Conservancy has proposed a budget with a \$4 increase in common fees. (Fees will be \$56 per month).

<u>Village</u> – No Increase. The Village Council has proposed a budget with no increase in common fees. The Village fee will be \$331 per month (\$275 Council fee + \$56 Conservancy fee).

<u>Ridge</u> – No Increase. The Ridge Council has proposed a budget with no increase in common fees. The Ridge fee will be \$151 per month (\$95 Council fee + \$56 Conservancy fee).

<u>Duplex</u> – Increase by \$6 per month. The Duplex Council has proposed a budget with a \$6 increase in common fees. The Duplex fee will be \$422 per month (\$366 Council fee + \$56 Conservancy fee).

<u>Townhome</u> – Increase by \$30 per month. The Townhome Council has proposed a budget with a \$30 increase in common fees. The Townhome fee will be \$406 per month (\$350 Council fee + \$56 Conservancy fee).

Please mail both ballots back by December 27, 2022, to Elite Property Management, LLC via mail: 39 New London Turnpike, Suite 330, Glastonbury, CT 06033. You may also fax the ballots to 860-430-6646, or email them to Danielle at <a href="mailto:danielle@epmllc.com">danielle@epmllc.com</a>

If you have any questions or concerns, please contact me at (860) 430-6640 x33 or email <a href="mailto:chris@epmllc.com">chris@epmllc.com</a>

Telephone: (860) 430-6640

Fax: (860) 430-6646

www.epmllc.com

Sincerely,

Chris Kohnle

Chris Kohnle

Community Association Manager Walden Woods Conservancy, Inc.

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### WALDEN WOODS CONSERVANCY, INC. ANNUAL MEETING / BUDGET RATIFICATION MEETING

#### Virtual Meeting December 28, 2022 7:00 PM

#### **AGENDA**

- 1. Roll Call/Sign In
- 2. Proof of Notice of Meeting
- 3. Reading of Minutes of Preceding Annual Meeting / Budget Ratification Meeting, or Waiver Thereof
- 4. Reports by Officers & Management
- 5. Mail in Voting Results
- 6. Adjournment

## WALDEN WOODS ANNUAL MEETING MINUTES

MEETING DATE: December 08, 2021

STATUS OF THESE MINUTES: Draft (12/18/21)

ATTENDANCE:

**Directors in Attendance:** Lattimer, Schuck, Onessimo, Pelc-Fascza (arrived at 7:07

PM), Patel, Devlin, Dostal, Henry

<u>Directors Absent:</u> Yalamanchili, Rosario, Dange

Elite Property Management Representative: Chris Kohnle, Property Manager.

#### 1. CALL TO ORDER:

The annual meeting was called to order by Director Lattimer at 7:05 PM.

#### 2. PROOF OF NOTICE OF MEETING:

Mr. Kohnle read into the Minutes that Proof of Notice of the Annual Meeting was made before the ten days Proof of Notice requirement. **MOTION** to waive the reading of the Proof of Notice by Director Lattimer with a second by Director Patel, **PASSED** unanimously.

## 3. READING/APPROVAL OF THE 12/09/2020 ANNUAL MEETING MINUTES/BUDGET RATIFICATION:

A MOTION to accept the Minutes of the 2020 Annual Meeting was moved by Director Schuck, seconded by Director Henry and PASSED unanimously.

#### 4. REPORTS BY OFFICERS AND MANAGER:

Mr. Kohnle gave a general overview of the budget as the budget detail was provided previously with the Proof of Notice of Annual Meeting.

#### 5. RATIFICATION OF THE BUDGET:

Prior to reading the vote, Mr. Kohnle of Elite Property Management, confirmed that all votes had been tallied. They were due to Elite by December 8, 2021 but any received on December 8, 2021 were also tallied.

Discussion:

Mr. Kohnle read the tallied votes:

Secret Ballot to approve the 2022 Budget is as follows. The votes came in at:

Conservancy <u>13</u> in favor <u>4</u> rejected
Village 4 in favor 0 rejected

• Townhome  $\underline{7}$  in favor  $\underline{2}$  rejected • Ridge  $\underline{1}$  in favor  $\underline{0}$  rejected • Duplex  $\underline{1}$  in favor  $\underline{0}$  rejected

Changes are as follows: Conservancy increase by \$5.00 Village decrease by \$5.00 Town Home increase by \$10.00 Ridge increase by \$5.00 Duplex increase by \$12.00

All budgets approved and ratified.

Documentation will be sent next week.

#### 6. DECLARATION AND BYLAW REVISION:

Mr. Kohnle announced that the required number of votes had been received to adopt the revisions to the Declaration and Bylaws. The adoption went into effect as of December 6, 2021.

#### 7. ADJOURNMENT:

There being no additional business, it was MOTION to adjourn by Director Lattimer, seconded by Director Schuck, PASSED unanimously approved at 7:16 PM.

#### 8. OFFICER ELECTIONS:

Officer elections were held immediately after the Annual Meeting, the Board voted the following Officers to the 2022 Board of Directors:

President: Bernier

Vice President: Boccuzzi

Treasurer: Schuck

Secretary: LeMieux

Respectfully Submitted by, Robin Daly, Minute Secretary (Non-Member) Approved by Secretary Director Lemieux (-----)

#### Walden Woods- Conservancy Draft Budget 2023

	l A	В	С	D	E	F	G	
1	<u> </u>			2022	10-Month	Estimated	Draft 2023	H
2		_		Budget	Actual	Year End	Budget	Notes
3	REVENUE	2020 Actual	_2021 Actual	\$52.00 Fee				
4	Common Fee Income 336 units @ \$56	\$205,631	\$189,504	\$209,664	\$174,720.00	\$209,664	\$225,792	\$4 increase
5	Special Assessment	\$25,200		\$0	\$0.00	\$0	\$0	
<u>6</u> 7	Late Fee Income Meeting House Rental	\$4,825	\$4,775		\$2,174.00	\$2,500	\$2,000	
8	Interest Income	\$425 \$65	\$0 *04	\$250	\$450.00	\$500	\$300	
9	Misc. Owner Income	\$280	\$84 \$1,910	\$25 \$100	\$53.94 \$565.00	\$55 \$565	\$25 \$100	
10	Loan Income From Village	\$0	\$0	\$23,784	\$0.00	\$365] \$0	\$100	
11	Fine Income	\$9,075	\$400	\$0	\$200	\$200	\$0 \$0	
12	Total Revenue:	\$245,501	\$196,673	\$236,823	\$178,163	\$213,484	\$228,217	
13	EXPENSES				. 1			
	Administrative							
	Management Fees	\$32,898	\$26,201	\$25,889	\$21,760.42	\$26,103		3% Increase
	Audit	\$4,075	\$4,275	\$4,375	\$4,475.00	\$4,475	\$4,575	
18	Reserve Study Update Legal Fees	\$0	\$700	\$1,200	\$500.00	\$500	\$0	
19	Bad Debt	\$4,663 \$0	\$5,291 \$944	\$3,500	\$829.00	\$1,500	\$3,000	
20	Office Expenses & Postage	\$4,174	\$944 \$2,168	\$0 \$3,000	\$0.00 \$1,300.78	\$0 \$2,000	\$0 \$2,800	
21	Insurance	\$16,596	\$11,249	\$33,146	\$29,952.88	\$29,953		All policies except Townhome/Duplex build
22	Misc. Expenses	\$1,466	\$1,025	\$1,000	\$550.00	\$750	\$800	Au bourges except Townhome/Dublex pullo
	Communications Committee	\$462	\$186	\$300	\$438.90	\$450	\$450	
	Environmental Committee	\$0	\$0	\$250	\$47.68	\$250	\$250	
	Welcome Committee	\$80	\$33	\$300	\$0.00	\$300	\$300	
	Social/Pool Committee	\$37	\$136	\$750	\$134.85	\$750	\$750	
27	Total Administrative	\$64,450	\$52,208	\$73,710	\$59,989.51	\$67,031	\$75,812	
	Meeting House							
	Maintenance/repairs & Supplies	\$1,616	\$5,262	\$3,500	PD 540 40	£4.000	<b>#0.500</b>	
	Alarm Monitor/Phone (incl. pool phone)	\$2,749	\$3,386	\$3,000	\$3,512.40 \$2,212.38	\$4,000 \$3,000	\$3,500	
	Electricity	\$1,428	\$1,438	\$2,500	\$2,277.56	\$2,556	\$4,007 \$2,700	
	Gas Service	\$1,283	\$1,272	\$1,800	\$1,257.41	\$1,700	\$2,000	
34	Total Meeting House	\$7,075	\$11,358	\$10,800	\$9,259.75	\$11,256	\$12,207	
35								
	Pool							
	Operation & Mgmt.	\$2,573	\$11,285	\$17,000	\$18,048.24	\$18,448		Open/close and daily work
	Repairs & Supplies	\$3,712	\$3,979	\$8,382	\$11,271.53	\$11,272	\$9,000	
39 40	Total Pool	\$6,286	\$15,264	\$25,382	\$29,319.77	\$29,720	\$29,000	
	Utilities						<del></del>	
	Electricity	\$2,920	\$2,623	\$3,200	\$5,319.31	\$5,573	\$6,000	
	Water & Sewer	\$8,883	\$6,641	\$9,500	\$7,300.09	\$7,800	\$9,500	
44	Total Utilities	\$11,804	\$9,264	\$12,700	\$12,619.40	\$13,373	\$15,500	
45								
	Maintenance							
47	Tennis Court Maintenance	\$0	\$0	\$1,500	\$1,816.83	\$1,817	\$1,500	
48 49	Irrigation Repairs & Maintenance	\$1,695	\$1,142	\$2,050	\$0.00	\$1,000	\$3,500	
	General Maintenance & Repair Vortechnic Unit Cleaning	\$819 \$0	\$2,543	\$1,250	\$623.14	\$750	\$3,900	
	Total Maintenance	\$2,514	\$0 \$3,685	\$3,000 \$7,800	\$0.00 \$2,439.97	\$3,000		Scheduled this fall 2022
52		Ψ2,014	φ3,005 	φ1,600	ΨZ,439.97	\$6,567	\$8,900	
	Contracts							
54	Landscape Improvements	\$14,642	\$14,476	\$7,000	\$8,809.77	\$12,265	\$7,000	Beautificaiton Projects
	Special Assessment Projects	\$28,806	\$0	\$0	\$0.00	\$0	\$0	
	Mulch	\$1,578	\$0	\$0	\$0.00	\$0		Included in Contract
	Landscaping, fert, snow combined	\$51,563	\$44,347	\$44,347	\$36,955.80	\$44,347	\$45,718	Butler Price
	Tree care/trimming/cutting	\$7,995	\$24,099	\$11,300	\$3,903.05	\$10,206	\$11,500	
59 60	Total Contracts	\$104,583	\$82,922	\$62,647	\$49,668.62	\$66,818	\$64,218	the end of the second of the s
	Subtotal Expenses	\$196,712	\$174,702	\$402.020	\$462.007.00	6404 705	#00 m 00 =	
62	Custotul Expeliess	φ100,112	φ1/4,/UZ	\$193,039	\$163,297.02	\$194,765	\$205,637	the state of the second section in the section in the second section in the second section in the second section is section in the second section in the second section in the second section is section in the second section in the section is section in the second section in the section is section in the section in the section in the section is section in the section in the section in the section is section in the section in the section in the section is section in the section in the section in the section in the section is section in the section in the section in the section is section in the section in t
	Reserves					-		
	Transfer to Reserves	\$40,000	\$25,000	\$20,000	\$16,666.60	\$20,000	\$22,580	
	Transfer to Reserves-Village Loan	\$0	\$0	\$23,784	\$0.00	\$0	\$0	
	Total Reserves	\$40,000	\$25,000	\$43,784	\$16,666.60	\$20,000	\$22,580	
67			Ağılapıta e	1 1-1860	a aranakan t	5,417		
	Total Expenses	\$236,712	\$199,702	\$236,823	\$179,963.62	\$214,765	\$228,217	
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74</sup>Notes
75 Any surplus funds at the end of the year will be deposited into Reserves
76 Reserve fund to be used on future large scale projects such as roads, roofs, sklling, etc...

#### Walden Woods - Village Council Draft Budget 2023

			2022	10-Month	Estimated		
REVENUE	2020 Actual	0004 A -41	Budget	Actual	Year End	Budget	
Common Charge Income 72	2020 Actual	2021 Actual		ļ			
units @ \$275	\$222.200	\$244 D2D	6227 600	£109.000	#007 600	#007 e00	
Village Lighting Rebate	\$233,280 \$5,976		\$237,600 \$0				
Village Fine Income	\$5,976			<del></del>			
Total Revenue:	\$239,256		T -	\$0.00 <b>\$198,000.00</b>			
EXPENSES	\$235,230	\$241,92U	\$237,000	\$190,000.00	\$237,000	\$237,000	
Administrative							
Management Fees	\$8,948	\$11,478	\$11,342	\$9,532.50	\$11,435	#12.000	20/ Ingraga
Legal Fees	\$943	\$3,580					3% Increase
Loan Payment	\$0			,			
Insurance	\$0	\$4,552	\$23,764				
Total Administrative	\$9.891	\$19,611					
Total Administrative	Ψ9,09 (	φ13,011	- \$33,12U	<b>⊅9,33∠.30</b>	<b>\$11,430</b>	\$12,000	
Utilities	<del></del>						
Electricity (street lights)	\$1,201	\$1,006	\$1,700	\$890.18	\$1,023	\$1,635	
Water & Sewer	\$26,519	<u> </u>					
Total Utilities	\$27,720		I				
		<b>V</b> ,,	72.,,.=	721,100.00	VZ:,020	Ψ20,000	
Maintenance							
Irrigation System	\$2,343	\$1,490	\$7,242	\$8,354.27	\$10,000	\$13,000	upgrades & repairs
	7-,- 1	<del></del>	<del>*************************************</del>	40,00 1121	<b>\$10,000</b>	Ψ 10,000	apgradoo a ropano
General Maintenance & Repair	\$1,281	\$1,008	\$3,000	\$295.25	\$3,000	\$3,400	
Brush-Woodline Clearing	\$0	\$0	\$3,735		\$3,735		
Asphalt Repair-Driveways	\$0	\$0	\$500		\$0		
Fence Washing/Repair	\$2,490	\$766					
Brick Walk Minor Repair	\$0	\$0	\$500	\$2,983.90	\$2,984		
Street Light Replace/Repair	\$457	\$0			\$0		
Total Maintenance	\$6,571	\$3,264	\$16,977	\$11,681.42	\$19,767	\$27,500	
<u>Contracts</u>							
Landscaping/Snow Removal							
Combo	\$94,301	\$96,326	\$96,326	\$80,271.60	\$96,326	\$99,305	Butler Price
Landscaping Mulch Every Other							
YR	\$0	\$7,604	\$0	\$0.00	\$0	\$8,500	2023 Scheduled
Landscape Improvements							
Outside Contract	\$3,402	\$4,155	\$8,700	· · · ·	\$23,019		
Fall Aeration/Overseeding	\$0	\$0	\$8,000		\$2,843		
Stone Wall Repair	\$0	\$0	\$500	\$0.00	\$500	\$4,500	
Top a 147 d	86.5						
Tree Work	\$24,054	\$17,707	\$20,000		\$25,000		
Pest Control	\$213	\$0	\$400		\$187	\$400	
Total Contracts	\$121,969	\$125,792	\$133,926	\$133,025.71	\$147,875	\$148,705	
6.14.XTF=====	44004	A100 /	4040 4:-	7 W 7 T T W 7 W 2 W 2		<u> </u>	
Subtotal Expenses	\$166,152	\$166,437	\$213,149	\$178,942.96	\$206,100	\$213,840	
Reserves							
Transfer to Reserves	\$56,777	\$53,546	\$24,451	\$20,375.80	\$24,451	\$23,760	
Total Reserves Contribution	\$56,777	\$53,546			\$24,451.00		
			**************************************	A STATE OF THE PARTY OF THE PAR		7-31-8V	
Total Operating Expenses:	\$222,929	\$219.983	\$237,600	\$199,318.76	\$230,551	\$237,600	

#### <u>Notes</u>

Any surplus funds at the end of the year will be deposited into Reserves Reserve fund to be used on future large scale projects such as roads, driveways, etc...

Notes

# Walden Woods - Ridge Council Draft Budget 2023

			2022	10-month	Estimated	Draft 2023	Notes
			Budget	Actual	Year End	Budget	
REVENUE		2021 Actual					
Common Charge Income \$95	\$32,400.00		\$34,200.00	\$28,500.00	\$34,200	\$34,200	
Total Revenue:	\$32,400.00	\$32,400.00	\$34,200.00	\$28,500.00	\$32,400	\$34,200	·
EXPENSES							
Administrative							
Management Fees	\$1,485,48	\$3,403.68	\$3,364.00	\$2,826,82	\$3,391	\$3.403	3% Increase
Insurance	\$0.00		\$0.00	\$0.00	\$0	ψ <u>υ, του</u> \$0	1
Bad Debt	\$0.00		\$0.00	\$0.00	\$0	\$0	
Total Administrative	\$1,485.48	+	\$3,364.00	\$2,826.82	\$3,391	\$3,493	
<u>Utilities</u>							
Electricity (street lights)	\$692.71	\$730.40	\$750.00	\$788.75	\$902	\$900	
Total Utilities	\$692.71	\$692.71	\$750.00	\$788.75	\$685	\$900	
Maintenance							
General Maintenance & Repair	\$311.61	\$0.00	\$500.00	\$276.51	\$500	\$500	
Total Maintenance	\$311.61	\$311.61	\$500.00	\$276.51	\$500	\$500	
Contracts							
	#0.406.00	CO 007 40	<u> </u>	#0.000.00	#0.000	0.40.477	
Landscaping, snow, fert combo			\$9,870.00	\$8,222.90	\$9,868		Butler Price
Total Contracts	\$5,064.99	\$3,403.20	\$5,000.00	\$0.00	\$6,700	\$5,050	
Total Contracts	\$14,501.97	\$13,270.68	\$14,870.00	\$8,222.90	\$16,568	\$15,225	
Subtotal Expenses	\$16,991.77	\$20,523.93	\$19,484.00	\$12,114.98	\$21,144	\$20,118	
	4.0,001	<b>VAU,020.00</b>	\$10,104.00	V12,114.00	Ψ21,144	Ψ20,110	
Reserves							
Transfer to Reserves	\$16,007.00	\$14,416.00	\$14,716.00	\$12,263,30	\$14,716	\$14,082	
Total Reserves	\$16,007.00	\$16,007.00	\$14,716.00	\$12,263.30	\$14,416	\$14,082	
Total Expenses:	\$32,998.77	\$36,530.93	\$34,200.00	\$24,378.28	\$35,560	\$34,200	

**Notes:**Any surplus funds at the end of the year will be deposited into Reserves Reserve fund to be used on future large scale projects such as roads

## Walden Woods-Duplex Council Draft Budget 2023

2023 Budget - 92 Units			2022 Budget	10-Month Actual	Estimated Year End	Draft 2023	Notes
REVENUE	2020 Actual	2021 Actual	Budget	Actual	Tear End	Budget	
Common Charge Income \$366	\$358 800 00	\$389,712.00	\$397 400 00	\$331 200 00	\$397,400	\$404,064	<b>CO.</b> 1
Special Assessment	\$46,000.00	\$0.00		\$0.00	\$0	\$404,064	\$6 Increase
Total Revenue:	\$404,800.00			\$331,200.00	\$397,400	\$404,064	
			,	, , , , , , , , , , , , , , , , , , , ,	+55.,100	<b>4 10 1,00 1</b>	
EXPENSES							
Administrative							
Management Fees	\$17,854.08	\$18,918.72	\$18,694.00	\$15,712,18	\$18,848	\$19,414	3% Increase
Legal fees	\$0.00				\$0	\$0	070 Indicase
Insurance Expense	\$40,594.05				\$43,113	\$46,100	
Total Administrative	\$58,448.13				\$61,961	\$65,514	
Utilities	<del></del>						
Electricity (street lights)	\$2,345.14	\$1,888.02	\$2,500.00	\$1,848.03	\$2,200	\$2,500	
Water & Sewer	\$30,643.25				\$27,000	\$30,265	
Total Utilities	\$32,988.39	\$28,917.14			\$29,200	\$32,765	
Maintenance							
General Maintenance & Repair	646,000,30	#00 00E 70	M47 500 00	040.040.70	212 222	****	
Irrigation System	\$46,002.39 \$26.75				\$19,000	\$20,000	
Total Maintenance		\$2,145.11	\$1,722.00		\$7,600	\$5,500	
Total Maintenance	\$46,029.14	\$23,030.89	\$19,222.00	\$22,655.13	\$26,600	\$25,500	
Contracts							
Landscaping/Snow Removal	\$136,066.06	\$133,173.96	\$133,174,00	\$110.978.30	\$133,174	\$137,293	Butler Price
Landscape Improvements	\$1,478.26	\$5,022.81	\$5,000.00	\$382.86	\$5,000	\$5,450	Batter 1 fice
Gutter Cleaning yearly	\$2,500.00		\$7,500.00	\$1,917.50	\$4,000	\$7,000	As Needed (Tree Line)
Deck Staining/Power Washing Combo	\$19,755.51	\$18,940.50	\$9,000.00	\$135.00	\$1,500	\$5,000	Just Siding as needed
Tree Work	\$778.72	\$7,205.21	\$6,000.00	\$1,573.98	\$6,000	\$8,000	dust claing as necded
Trim Painting	\$8,450.74	\$10,061.19	\$8,600.00		\$21,961	\$0	
Deck Repairs	\$10,905.00	\$9,502.00		\$8,250.00	\$9,250	\$15,000	
Pest Control	\$3,116.07	\$2,116.35	\$3,000.00	\$2,387.56	\$2,500	\$3,000	
Total Contracts	\$183,050.36	\$190,684.52	\$192,274.00	\$147,586.07	\$183,385	\$180,743	
Subtotal Expenses	\$320,516.02	\$308,214,66	\$306,102.00	\$256.245.97	\$301,146	\$304,522	
					4001,140	ψυυτ,υΣΖ	
Reserves							
Transfer to Reserves	\$60,000.00	\$87,603.00	\$91,338.00	\$75,595.00	\$91,338	\$100,584	
Total Reserves	\$60,000.00		\$91,338.00	\$75,595.00	\$91,338	\$100,584	
Total Expenses:	\$380.516.02	\$395,817.66	\$397,440,00	\$331.840.97	\$392,484	\$405,106	

#### Notes

Any surplus funds at the end of the year will be deposited into Reserves
Reserve fund to be used on future large scale projects such as roads, roofs, siding, etc...

#### Walden Woods - Townhome Council **Draft Budget 2023**

REVENUE Common Charge Income \$350 Garden Water Usage Charge	\$303 072 00					Dudast	
Common Charge Income <b>\$350</b> Garden Water Usage Charge	\$303 072 00	1	Budget	Actual	Year End	Budget	
Garden Water Usage Charge		\$315 203 65	\$327 360 00	\$272,800.00	\$327,360	\$369,600	\$30 Increrase
	\$0.00				\$220	\$200	
Fine Income	\$0.00				\$220		
Total Revenue:		\$315,453.65				\$0	
Total Neverlue.	\$303,072.00	\$315,453.05	\$327,400.00	\$273,019.67	\$327,580	\$369,800	
EXPENSES							
Administrative							
Management Fees	\$17,972.64			\$15,909.36	\$19,084	\$19,657	3% Increase
Bad Debt	\$0.00			\$0.00	\$0	\$0	
Insurance Expense	\$38,815.07	\$38,092.06	\$33,441.00	\$33,086.79	\$33,086	\$36,000	
Total Administrative	\$56,787.71	\$55,740.91	\$52,369.00	\$48,996.15	\$52,170	\$55,657	
Utilities	<u> </u>						
Electricity (street lights)	\$1,228.03	\$1,212.13	\$1,970.00	\$1,312,64	\$1,498	\$1,900	
Water & Sewer	\$27,438.94				\$21,000	\$24,000	
Sprinkler System Water	\$0.00		\$3,000.00		\$2,742	\$3,000	
Total Utilities	\$28,666.97		\$28,970.00		\$25,240	\$28,900	
Maintenance				••••			
General Maintenance & Repair	\$9,240.03	\$23,066.51	\$10,000.00	£40,000,00	£45.000	<b>#45.000</b>	
rrigation System	\$2,506.04		\$2,500.00		\$15,000	\$15,000	
Total Maintenance	\$11,746,07	\$26,149,49			\$5,500	\$6,000	
Total Maintenance	\$11,746.07	\$20,149.49	\$12,500.00	\$16,797.98	\$20,500	\$21,000	
Contracts							
Gutter Cleaning/Gutter Work	\$1,695.00			\$1,917.50	\$4,000	\$4,000	As Needed (Tree Line)
Landscaping /snow	\$91,536.95		\$98,698.00	\$82,248.30	\$98,698	\$101,751	Butler Price Per Contract
Mulch	\$9,762.93		\$0.00	\$0.00	\$0	\$0	Included
andscape Improvements	\$646.89	\$5,453.23	\$4,000.00		\$4,000	\$15,000	
Deck Staining	\$8,855.57	\$11,500.67	\$13,000.00	\$12,070.17	\$12,070	\$13,000	
Fire protection system tests/repairs	\$4,601.71	\$2,264.67	\$5,000.00	\$0.00	\$5,000	\$5,000	annual testing of system
Tree Work	\$1,088.04	\$7,758.23	\$7,000.00	\$1,744.14	\$7,000	\$8,000	
Deck Repairs	\$8,015.00	\$10,537.00	\$10,500.00	\$7,535.00	\$8,000	\$10,000	
Building Trim Painting	\$2,985.59	\$4,495.21	\$500.00	\$691.28	\$691	\$0	
Turf Repairs	\$0.00		\$2,000.00	\$26.57	\$1,000	\$2,000	
Pest Control	\$2,977.82	\$2,908.65	\$2,823.00	\$2,127,03	\$1,800	\$3,000	
Total Contracts	\$132,165.50	\$148,994.13	\$147,521.00	\$108,359.99	\$142,259	\$161,751	
Subtotal Expenses	\$229,366.25	\$250,336.80	\$241,360.00	\$197,770.76	\$240,169	\$267,308	
Reserves							
Transfer to Reserves	\$71,610.00	\$75,000.00	\$86,100.00	\$71,750,00	\$86,100	\$102,492	
Total Reserves	\$71,610.00	\$75,000.00	\$86,100.00		\$86,100	\$102,492	
Total Expenses:	\$300 976 25	\$325,336.80	\$327 460 00	\$260 520 76	\$326,269	\$369,800	

**Notes:**Any surplus funds at the end of the year will be deposited into Reserves
Reserve fund to be used on future large scale projects such as roads, roofs, siding, etc...

# WALDEN WOODS CONSERVANCY, INC. BALLOT FOR APPROVAL OF THE 2023 FISCAL YEAR CONSERVANCY BUDGET December 28, 2022

	YES, I APPROVE OF THE CONSERVANCY BUDGET AS PRESENTED
	NO, I DO NOT APPROVE OF THE CONSERVANCY BUDGET AS PRESENTED
1.00	
	WALDEN WOODS CONSERVANCY, INC. BALLOT FOR APPROVAL OF THE
	2023 FISCAL YEAR COUNCIL BUDGET December 28, 2022
CO	UNCIL:
	YES, I APPROVE OF THE COUNCIL BUDGET AS PRESENTED
	NO. I DO NOT APPROVE OF THE COUNCIL BUDGET AS PRESENTED

## WALDEN WOODS CONSERVANCY, INC.

#### **VIRTUAL ANNUAL MEETING**

#### **VIA GoToMeeting**

## WEDNESDAY, December 28, 2022, at 7:00 P.M. (EST)

## Walden Woods Conservancy Annual Meeting

Dec 28, 2022, 7:00 – 8:00 PM (America/New York)

Please join my meeting from your computer, tablet or smartphone.

https://meet.goto.com/473899253

You can also dial in using your phone.

Access Code: 473-899-253

United States (Toll Free): <u>1 877 309 2073</u>

United States: +1 (646) 749-3129

Get the app now and be ready when your first meeting starts:

https://meet.goto.com/install