

2021 Dues = \$254.50/mth

Village Green 2021 Budget

January 1, 2021 -
December 31, 2021
Based on 67 Units

	2019 <u>ACTUAL</u>	2020 <u>BUDGET</u>	MTHLY <u>/ UNIT</u>	2020 <u>Estimate</u>	2021 <u>BUDGET</u>	MTHLY <u>/ UNIT</u>
<u>REVENUE</u>						
Homeowner Dues	\$196,373	\$204,618	\$254.50	\$204,116	\$204,618	\$254.50
Late Charges	\$150	\$100		\$300	\$100	
Other Income	\$0	\$0		\$25	\$0	
Insurance Claim Proceeds	\$158,583	\$0		\$0	\$0	
Interest-Reserve	\$631	\$100		\$950	\$100	
<u>TOTALS FOR INCOME</u>	\$355,737	\$204,818		\$205,391	\$204,818	
<u>EXPENSES</u>						
General /Administrative Expenses						
Accounting Fees	\$175	\$175	\$0.22	\$175	\$175	\$0.22
Legal Fees	\$0	\$250	\$0.31	\$0	\$250	\$0.31
Management Fee - LRES	\$8,844	\$9,286	\$11.55	\$9,286	\$9,750	\$12.13
Master Association Dues	\$36,984	\$43,014	\$53.50	\$42,512	\$43,014	\$53.50
Office Supplies - LRES	\$747	\$700	\$0.87	\$780	\$700	\$0.87
Taxes	\$0	\$17	\$0.02	\$0	\$17	\$0.02
<u>TOTALS FOR GENERAL / ADMIN</u>	\$46,750	\$53,442	\$66.47	\$52,753	\$53,906	\$67.05
Insurance						
Insurance Premiums	\$55,006	\$51,500	\$64.05	\$53,327	\$55,500	\$69.03
<u>TOTALS FOR INSURANCE</u>	\$55,006	\$51,500	\$64.05	\$53,327	\$55,500	\$69.03
Utilities & Extermination						
Electric (& Gas)	\$2,384	\$2,700	\$3.36	\$2,915	\$2,950	\$3.67
Pest Treatment - as needed				\$800		
Termite Bond - RENEWAL					\$10,400	\$12.94
Termite Bond - Annual	\$1,600	\$1,600	\$1.99	\$1,600	\$1,600	\$1.99
Water & Sewer	\$2,885	\$3,000	\$3.73	\$2,480	\$2,800	\$3.48
<u>TOTALS FOR UTILITIES</u>	\$6,869	\$7,300	\$9.08	\$7,795	\$17,750	\$22.08
Maintenance / Repairs						
General Supplies & Repairs	\$9,584	\$8,000	\$9.95	\$20,292	\$8,000	\$9.95
Irrigation	\$2,161	\$1,500	\$1.87	\$690	\$1,500	\$1.87
Landscape Contract	\$33,228	\$33,228	\$41.33	\$33,228	\$38,400	\$47.76
Landscape - Additional	\$16,595	\$10,468	\$13.02	\$5,393	\$2,382	\$2.96
Pine Straw - Artificial	\$0	\$5,000	\$6.22	\$0	\$0	\$0.00
Repairs - Owner	\$0	\$0	\$0.00	\$0	\$0	\$0.00
Paint	\$0	\$750	\$0.93	\$0	\$750	\$0.93
Powerwashing	\$10,019	\$0	\$0.00	\$0	\$3,000	\$3.73
Roof Repairs	\$0	\$0	\$0.00	\$8,470	\$0	\$0.00
Roof Replacement	\$0	\$0	\$0.00	\$64,931	\$0	\$0.00
Storm Water Maintenance	\$7,946	\$250	\$0.31	\$9,650	\$250	\$0.31
Storm Expenses	\$211,205	\$0	\$0.00	\$7,620	\$0	\$0.00
<u>TOTALS FOR MAINT. / REPAIRS</u>	\$290,738	\$59,196	\$73.63	\$150,274	\$54,282	\$67.51

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Reserve Funding						
Reserve Interest	\$503	\$100	\$0.12	\$950	\$100	\$0.12
Reserve Termite Bond ('21)	\$0	\$5,000	\$6.22	\$5,000	\$5,000	\$6.22
Reserve Termite Bond - Xfer	\$0	\$0	\$0.00	\$0	-\$10,000	-\$12.44
Reserve General	\$15,000	\$15,000	\$18.66	\$15,000	\$15,000	\$18.66
Reserve Roof	\$13,280	\$13,280	\$16.52	\$13,280	\$13,280	\$16.52
Transfer From Reserve	-\$14,823	\$0	\$0.00	-\$81,301	\$0	\$0.00
<u>TOTALS FOR RESERVE FUNDING</u>	\$13,960	\$33,380	\$41.52	-\$47,071	\$23,380	\$29.08
<u>TOTAL EXPENSES</u>	<u>\$413,322</u>	<u>\$204,818</u>	<u>\$255</u>	<u>\$217,078</u>	<u>\$204,818</u>	<u>\$255</u>
Excess (Deficiency)	-\$57,586	\$0		-\$11,687	\$0	

Reserve Account Balances as of	<u>12/31/19</u>	<u>12/31/20</u>
General Reserve	\$96,158	\$88,327
Roof Reserve	\$114,422	\$70,498
Termite Bond	\$0	\$4,583
Storm Contingency Reserve	\$3,944	\$3,944
TOTAL	\$214,525	\$167,352