

2022 Dues = \$265.00/mth

Village Green 2022 Budget

January 1, 2022 -
December 31, 2022
Based on 67 Units

	2020 <u>ACTUAL</u>	2021 <u>BUDGET</u>	MTHLY <u>/ UNIT</u>	2021 <u>ACTUAL</u>	2022 <u>BUDGET</u>	MTHLY <u>/ UNIT</u>
<u>REVENUE</u>						
Homeowner Dues	\$204,116	\$204,618	\$254.50	\$204,618	\$213,060	\$265.00
Late Charges	\$390	\$100		\$210	\$100	
Other Income	\$25	\$0		\$100	\$0	
Interest-Reserve	\$958	\$100		\$282	\$100	
<u>TOTALS FOR INCOME</u>	\$205,489	\$204,818		\$205,210	\$213,260	
<u>EXPENSES</u>						
Insurance						
Insurance Premiums	\$53,327	\$55,500	\$69.03	\$61,442	\$63,000	\$78.36
<u>TOTALS FOR INSURANCE</u>	\$53,327	\$55,500	\$69.03	\$61,442	\$63,000	\$78.36
General /Administrative Expenses						
Accounting Fees	\$175	\$175	\$0.22	\$185	\$185	\$0.23
Legal Fees	\$0	\$250	\$0.31	\$0	\$250	\$0.31
Management Fee - LRES	\$9,286	\$9,750	\$12.13	\$9,750	\$10,238	\$12.73
Master Association Dues	\$42,512	\$43,014	\$53.50	\$43,014	\$44,488	\$55.33
Office Supplies - LRES	\$1,360	\$700	\$0.87	\$711	\$750	\$0.93
Taxes	\$0	\$17	\$0.02	\$0	\$17	\$0.02
<u>TOTALS FOR GENERAL / ADMIN</u>	\$53,333	\$53,906	\$67.05	\$53,660	\$55,928	\$69.56
Utilities & Extermination						
Electric (& Gas)	\$2,650	\$2,950	\$3.67	\$3,074	\$3,100	\$3.86
Pest Treatment - as needed	\$800			\$300	\$300	\$0.37
Termite Bond - RENEWAL		\$10,400	\$12.94	\$13,500	\$0	\$0.00
Termite Bond - Annual	\$1,600	\$1,600	\$1.99	\$1,600	\$2,000	\$2.49
Water & Sewer	\$2,573	\$2,800	\$3.48	\$3,650	\$3,000	\$3.73
<u>TOTALS FOR UTILITIES</u>	\$7,623	\$17,750	\$22.08	\$22,124	\$8,400	\$10.45
Maintenance / Repairs						
General Supplies & Repairs	\$20,517	\$8,000	\$9.95	\$9,845	\$8,000	\$9.95
Irrigation	\$1,245	\$1,500	\$1.87	\$1,645	\$1,500	\$1.87
Landscape Contract	\$30,459	\$38,400	\$47.76	\$35,200	\$38,400	\$47.76
Landscape - Additional	\$5,393	\$2,382	\$2.96	\$3,075	\$2,382	\$2.96
Pine Straw - Artificial	\$0	\$0	\$0.00	\$0	\$0	\$0.00
Repairs - Owner	\$0	\$0	\$0.00	\$500	\$0	\$0.00
Paint	\$0	\$750	\$0.93	\$0	\$750	\$0.93
Powerwashing	\$0	\$3,000	\$3.73	\$8,050	\$0	\$0.00
Roof Repairs	\$8,995	\$0	\$0.00	\$13,000	\$0	\$0.00
Roof Replacement	\$64,931	\$0	\$0.00	\$0	\$0	\$0.00
Storm Water Maintenance	\$9,650	\$250	\$0.31	\$4,600	\$250	\$0.31
Storm Expenses	\$7,970	\$0	\$0.00	\$0	\$0	\$0.00
<u>TOTALS FOR MAINT. / REPAIRS</u>	\$149,160	\$54,282	\$67.51	\$75,915	\$51,282	\$63.78

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Reserve Funding						
Reserve Interest	\$849	\$100	\$0.12	\$215	\$100	\$0.12
Reserve Termite Bond ('21)	\$5,000	\$5,000	\$6.22	\$5,000	\$1,500	\$1.87
Reserve Termite Bond - Xfer		-\$10,000	-\$12.44	-\$13,500	\$0	\$0.00
Reserve General	\$15,000	\$15,000	\$18.66	\$15,000	\$15,000	\$18.66
Reserve Roof	\$13,280	\$13,280	\$16.52	\$13,280	\$18,000	\$22.39
Transfer From Reserve	-\$81,301	\$0	\$0.00	-\$4,600	\$0	\$0.00
TOTALS FOR RESERVE FUNDING	-\$47,173	\$23,380	\$29.08	\$15,394	\$34,600	\$43.03
<u>TOTAL EXPENSES</u>	<u>\$216,271</u>	<u>\$204,818</u>	<u>\$255</u>	<u>\$228,535</u>	<u>\$213,210</u>	<u>\$265</u>
Excess (Deficiency)	-\$10,782	\$0		-\$23,325	\$51	

Reserve Account Balances as of	<u>12/31/20</u>	<u>12/31/21</u>
General Reserve	\$88,327	\$98,771
Roof Reserve	\$70,498	\$83,949
Termite Bond	\$4,583	-\$3,917
Storm Contingency Reserve	\$3,944	\$3,944
TOTAL	\$167,352	\$182,747