

Effective March 1, 2023:
2023 Dues = \$291/mth

Village Green 2023 Budget

January 1, 2023 -
December 31, 2023
Based on 67 Units

	2021 <u>ACTUAL</u>	2022 <u>BUDGET</u>	MTHLY <u>/ UNIT</u>	2022 <u>ACTUAL</u>	2023 <u>BUDGET</u>	MTHLY <u>/ UNIT</u>
<u>REVENUE</u>						
Homeowner Dues	\$204,618	\$213,060	\$265.00	\$212,344	\$233,964	\$291.00
Late Charges	\$210	\$100		\$195	\$100	
Other Income	\$100	\$0		\$50	\$0	
Interest-Reserve	\$282	\$100		\$240	\$100	
<u>TOTALS FOR INCOME</u>	\$205,210	\$213,260		\$212,828	\$234,164	
<u>EXPENSES</u>						
Insurance						
Insurance Premiums	\$61,442	\$63,000	\$78.36	\$73,141	\$76,000	\$94.53
<u>TOTALS FOR INSURANCE</u>	\$61,442	\$63,000	\$78.36	\$73,141	\$76,000	\$94.53
General /Administrative Expenses						
Accounting Fees	\$185	\$185	\$0.23	\$185	\$0	\$0.00
Legal Fees	\$0	\$250	\$0.31	\$0	\$0	\$0.00
Management Fee	\$9,750	\$10,238	\$12.73	\$10,323	\$11,939	\$14.85
Master Association Dues	\$43,014	\$44,488	\$55.33	\$44,488	\$49,446	\$61.50
Office Supplies	\$711	\$750	\$0.93	\$834	\$0	\$0.00
Taxes	\$0	\$17	\$0.02	\$0	\$17	\$0.02
<u>TOTALS FOR GENERAL / ADMIN</u>	\$53,660	\$55,928	\$69.56	\$55,830	\$61,402	\$76.37
Utilities & Extermination						
Electric (& Gas)	\$3,343	\$3,100	\$3.86	\$3,201	\$3,200	\$3.98
Pest Treatment - as needed	\$300	\$300	\$0.37	\$475	\$1,000	\$1.24
Termite Bond - RENEWAL	\$13,500	\$0	\$0.00	\$0	\$0	\$0.00
Termite Bond - Annual	\$1,600	\$2,000	\$2.49	\$2,000	\$2,000	\$2.49
Water (& Sewer)	\$3,650	\$3,000	\$3.73	\$4,156	\$3,000	\$3.73
<u>TOTALS FOR UTILITIES</u>	\$22,394	\$8,400	\$10.45	\$9,832	\$9,200	\$11.44
Maintenance / Repairs						
General Supplies & Repairs	\$9,845	\$8,000	\$9.95	\$7,205	\$3,000	\$3.73
Irrigation	\$1,645	\$1,500	\$1.87	\$0	\$1,500	\$1.87
Landscape Contract	\$35,200	\$38,400	\$47.76	\$38,553	\$37,068	\$46.10
Landscape - Addit.&Trees	\$3,075	\$2,382	\$2.96	\$11,700	\$0	\$0.00
Pine Straw - Artificial ('18)	\$0	\$0	\$0.00	\$0	\$0	\$0.00
Repairs - Owner	\$500	\$0	\$0.00	\$0	\$0	\$0.00
Paint	\$0	\$750	\$0.93	\$0	\$1,344	\$1.67
Powerwashing	\$8,050	\$0	\$0.00	\$0	\$4,800	\$5.97
Roof Repairs	\$13,000	\$0	\$0.00	\$4,150	\$0	\$0.00
Roof Replacement	\$0	\$0	\$0.00	\$81,349	\$0	\$0.00
Storm Water Maintenance	\$4,600	\$250	\$0.31	\$450	\$250	\$0.31
Storm Expenses	\$0	\$0	\$0.00	\$0	\$0	\$0.00
<u>TOTALS FOR MAINT. / REPAIRS</u>	\$75,915	\$51,282	\$63.78	\$143,406	\$47,962	\$59.65

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Reserve Funding						
Reserve Interest	\$234	\$100	\$0.12	\$186	\$100	\$0.12
Reserve Termite Bond ('21)	\$5,000	\$1,500	\$1.87	\$1,500	\$1,500	\$1.87
Reserve Termite Bond - Xfer	-\$13,500	\$0	\$0.00	\$0	\$0	\$0.00
Reserve General	\$15,000	\$15,000	\$18.66	\$15,000	\$10,000	\$12.44
Reserve Roof	\$13,280	\$18,000	\$22.39	\$18,000	\$28,000	\$34.83
Transfer From Reserve	-\$4,600	\$0	\$0.00	-\$81,349	\$0	\$0.00
TOTALS FOR RESERVE FUNDING	\$15,414	\$34,600	\$43.03	-\$46,662	\$39,600	\$49.25
<u>TOTAL EXPENSES</u>	<u>\$228,824</u>	<u>\$213,210</u>	<u>\$265</u>	<u>\$235,547</u>	<u>\$234,164</u>	<u>\$291</u>
Excess (Deficiency)	-\$23,614	\$51		-\$22,719	\$0	

Reserve Account Balances as of	<u>12/31/21</u>	<u>12/31/22</u>
General Reserve	\$98,771	\$113,812
Roof Reserve	\$83,949	\$20,765
Termite Bond	-\$3,917	-\$2,417
Storm Contingency Reserve	\$3,944	\$3,944
TOTAL	\$182,747	\$136,104