

Greenlawn

Number of Units **20**
 Percentage of Increase/Decrease **20%** Need to do 20% increases for the next 2 years to reach correct reserve contribution amounts
\$ Inc.:

\$312.19 2020 Monthly Assessment
\$290.01 2021 Monthly Assessment
\$306.78 2022 Monthly Assessment
\$59.88 **\$366.67** 2023 Proposed Monthly Assessment

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Revenue	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	
Association Dues	\$ 69,544.00	\$ 73,628.00	\$ 73,628.00	\$ 127,796.00	
Collection Fee Revenue/Misc.	\$ 59.00	\$ -	\$ 443.23	\$ -	
Total Revenue:	\$ 69,603.00	\$ 73,628.00	\$ 74,071.23	\$ 88,000.00	
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 35,003.00	\$ 40,000.00	\$ 40,000.00	\$ 47,200.00	\$3900 short in reserve contribution
Total Transfers between Funds:	\$ 35,003.00	\$ 40,000.00	\$ 40,000.00	\$ 47,200.00	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 16,117.00	\$ 16,229.00	\$ 16,229.00	\$ 16,226.00	Prices wont raise if we renew
Landscape (Not in contract)	\$ 225.00	\$ -	\$ 334.29	\$ 3,960.00	*Jan-May*; waiting for estimate on drainage/ Mulch not in contract \$1980.00x 2 a year
Irrigation Repair	\$ 749.00	\$ 500.00	\$ 420.00	\$ 500.00	
Termite Bond	\$ 2,396.00	\$ 2,396.00	\$ 2,396.00	\$ 2,396.00	Once a year
Power Washing	\$ 4,810.00	\$ 4,810.00	\$ 4,810.00	\$ 4,810.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 1,175.00	\$ 300.00	\$ 4,702.50	\$ 1,825.00	*Jan-May*
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ -	\$ 1,050.00	\$ 1,050.00	\$ 1,600.00	Once a year
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ -	\$ -	
Water/Reclaimed/Sprinkler	\$ 2,556.00	\$ 1,843.00	\$ 957.00	\$ 1,000.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 391.00	\$ 456.00	\$ 784.10	\$ 809.00	
Administrative Fee (@\$325.50 per unit)	\$ 4,800.00	\$ 6,000.00	\$ 6,000.00	\$ 6,510.00	
Misc. - Coupon book @ \$8 per unit and M	\$ -	\$ 44.00	\$ 308.57	\$ 160.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ 4,058.84	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 33,219.00	\$ 33,628.00	\$ 42,050.29	\$ 39,796.00	
Net Income/Loss	\$ 1,381.00	\$ -	\$ (7,979.07)	\$ 1,004.00	