

Roseville

Number of Units **44**  
 Percentage of Increase/Decrease **16%**

**\$304.57** 2020 Monthly Assessment  
**\$304.17** 2021 Monthly Assessment  
**\$317.04** 2022 Monthly Assessment  
**\$50.59** **\$367.63** 2023 Proposed Monthly Assessment

\$ Inc.:

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
<b>Revenue</b>	<b>2021 Actual</b>	<b>2022 Budget</b>	<b>2022 Projected Actual</b>	<b>2023 Budget</b>	
Association Dues	\$ 160,509.00	\$ 167,398.00	\$ 167,398.00	\$ 194,107.00	
Collection Fee Revenue/Misc.	\$ 93.00	\$ -	\$ 833.41	\$ -	
<b>Total Revenue:</b>	<b>\$ 160,602.00</b>	<b>\$ 167,398.00</b>	<b>\$ 168,231.41</b>	<b>\$ 194,107.00</b>	
LESS: Bad Debt Expense	\$ 220.00	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 79,608.00	\$ 81,300.00	\$ 81,300.00	\$ 100,000.00	
<b>Total Transfers between Funds:</b>	<b>\$ 79,828.00</b>	<b>\$ 81,300.00</b>	<b>\$ 81,300.00</b>	<b>\$ 100,000.00</b>	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 52,877.00	\$ 54,468.00	\$ 54,468.00	\$ 54,463.00	Prices wont raise if we renew
Landscape (Not in contract)	\$ -	\$ -	\$ 830.00	\$ 10,000.00	Mulch not included in contract
Irrigation Repair	\$ 4,922.00	\$ 1,000.00	\$ 608.57	\$ 600.00	
Termite Bond	\$ 6,000.00	\$ 5,280.00	\$ 4,920.00	\$ 4,920.00	Once a year
Power Washing	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 3,300.00	\$ 4,000.00	\$ 3,883.49	\$ 1,100.00	
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,450.00	\$ 275.00	\$ 1,750.00	\$ 1,750.00	Once a year
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ -	\$ -	
Water/Reclaimed/Sprinkler	\$ -	\$ -	\$ -	\$ -	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ -	\$ -	\$ -	\$ -	
Administrative Fee (@\$325.50 per unit)	\$ 10,560.00	\$ 13,200.00	\$ 13,200.00	\$ 14,322.00	
Misc. - Coupon book @ \$8 per unit and M	\$ -	\$ 100.00	\$ 252.00	\$ 352.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	<b>\$ 85,709.00</b>	<b>\$ 84,923.00</b>	<b>\$ 86,512.06</b>	<b>\$ 94,107.00</b>	
Net Income/Loss	\$ (4,935.00)	\$ 1,175.00	\$ 419.35	\$ -	