

South Village Townhomes

Number of Units **39**  
 Percentage of Increase/Decrease **19%**

**\$326.14** 2020 Monthly Assessment  
**\$326.14** 2021 Monthly Assessment  
**\$343.76** 2022 Monthly Assessment  
**\$409.66** 2023 Proposed Monthly Assessment

\$ Inc.:

\$65.89

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	\$ 152,634.00	\$ 160,881.00	\$ 160,881.00	\$ 191,719.50	
Collection Fee Revenue/Misc.	\$ -	\$ -	\$ 1,077.64	\$ -	
<b>Total Revenue:</b>	<b>\$ 152,634.00</b>	<b>\$ 160,881.00</b>	<b>\$ 161,958.64</b>	<b>\$ 191,719.50</b>	
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 77,500.00	\$ 80,800.00	\$ 80,800.00	\$ 90,000.00	85k below recommended contribution
<b>Total Transfers between Funds:</b>	<b>\$ 77,500.00</b>	<b>\$ 80,800.00</b>	<b>\$ 80,800.00</b>	<b>\$ 90,000.00</b>	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	
Landscape Contract	\$ 39,612.00	\$ 40,800.00	\$ 40,800.00	\$ 40,800.00	
Landscape (Not in contract)	\$ -	\$ -	\$ 3,180.00	\$ 12,100.00	Mulch not included in contract \$6,050.00 x2 a year plus added tree trim
Irrigation Repair	\$ 1,196.00	\$ 1,000.00	\$ 1,105.71	\$ 1,000.00	*Jan-May*
Termite Bond	\$ 4,392.00	\$ 4,392.00	\$ 4,392.00	\$ 4,612.00	
Power Washing	\$ 6,105.00	\$ 7,105.00	\$ 7,105.00	\$ 7,105.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 5,004.00	\$ 200.00	\$ 2,607.00	\$ 127.00	*Jan-May*
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,075.00	\$ 1,075.00	\$ 1,075.00	\$ 1,600.00	This was not budgeted correct for 2022.
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ 6,555.00	\$ 6,250.00	
Water/Reclaimed/Sprinkler	\$ 7,752.00	\$ 12,983.00	\$ 9,910.49	\$ 14,087.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 504.00	\$ 740.00	\$ 1,399.01	\$ 1,032.00	
Administrative Fee (@\$325.50 per unit)	\$ 9,360.00	\$ 11,700.00	\$ 11,700.00	\$ 12,694.50	
Misc. - Coupon book @ \$8 per unit and M	\$ 135.00	\$ 86.00	\$ 507.00	\$ 312.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	<b>\$ 75,135.00</b>	<b>\$ 80,081.00</b>	<b>\$ 90,336.22</b>	<b>\$ 101,719.50</b>	
Net Income/Loss	\$ (1.00)	\$ -	\$ (9,177.58)	\$ -	