

## SPRING LAKE TOWNHOMES

109 Number of Units

5% Percentage of Increase/Decrease 2021 vs. 2022

**\$236.93** 2020 Monthly Assessment  
**\$249.69** 2021 Monthly Assessment  
**\$263.15** 2022 Proposed Assessment

\$ Inc.: **\$13.45**

G/L	Description	2022 Budget	2021 Budget	Actual a/o 6/30/21	% Spent Earned	Y/E Actual Projected	Variance to Budget	Comments
<b>INCOME</b>								
<b>Revenue</b>								
401	Association Dues	344,194	326,595	163,297	50%	326,594	(1)	
44101	Collection Fee Revenue			25		50	50	
	<b>Total Revenue:</b>	<b>344,194</b>	<b>326,595</b>	<b>163,322</b>	50%	<b>326,644</b>	<b>49</b>	
423	LESS: Bad Debt Expense	2,500	8,529	1,520		3,040	(5,489)	
498	LESS: Reserve Fund Transfer	162,520	152,520	160,260	105%	162,520	10,000	
	<b>Total Transfers between Funds:</b>	<b>165,020</b>	<b>161,049</b>	<b>161,780</b>	<b>100%</b>	<b>164,124</b>	<b>4,610</b>	
<b>EXPENSE</b>								
<b>Administrative</b>								
514	Administrative Fee (@\$25 per unit)	32,700	26,160	13,080	50%	26,160	0	
525	Miscellaneous	240	220	0	0%	0	220	
562	Legal Fees - Attorney					0	0	
	<b>Sub-Total:</b>	32,940	26,380	13,080		26,160	220	
50501	Legal and Professional	1,200	1,200		0%	0	1,200	
66106	Maintenance - Shop					0	0	
<b>Operational Expense</b>								
619	Landscape Contract	94,688	91,930	45,960	50%	91,930	0	
61910	Irrigation	12,000	11,995	11,421	95%	20,302	(8,307)	
62501	Termite Bond	9,700	9,600	9,700	101%	9,700	(100)	
641	Power Washing	16,371	14,446		0%	0	14,446	
656	General Maintenance	7,307	3,600	2,703	75%	5,406	(1,806)	
66030	Gutter Cleaning	675	675	0	0%	0	675	
	<b>Sub-Total:</b>	140,741	132,246	69,784	53%	127,338	4,908	
<b>Recreational/Facility Maintenance</b>								
61917	Roof Repairs	3,000		1,500		3,680	(3,680)	
66912	Water/Reclaimed/Sprinkler	1,293				0	0	Billing error-previously not charged
	<b>Sub-Total:</b>	4,293	0	1,500		3,680	(3,680)	
663	Utilities - Other					0	0	
	<b>TOTAL EXPENSE:</b>	<b>179,174</b>	<b>159,826</b>	<b>84,364</b>	<b>53%</b>	<b>157,178</b>	<b>2,648</b>	