

Academy Row - Meeting House Green

Number of Units **59**
 Percentage of Increase/Decrease 2022 **13%**

\$ Inc.: **\$42.66**
\$325.39 2020 Monthly Assessment
\$325.39 2021 Monthly Assessment
\$326.01 2022 Proposed Assessment
\$368.67 2023 Proposed Monthly Assessment

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Revenue					
Association Dues	\$ 230,376.12	\$ 230,067.00	\$ 230,816.00	\$ 261,018.50	
Collection Fee Revenue/Misc.	\$ 1,717.71	\$ -	\$ 2,170.11	\$ -	
Total Revenue:	\$ 232,093.83	\$ 230,067.00	\$ 232,986.11	\$ 261,018.50	
LESS: Bad Debt Expense	\$ 27,686.07	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 126,503.34	\$ 126,500.00	\$ 126,500.00	\$ 155,000.00	This is the 3.5% rate
Total Transfers between Funds:	\$ 105,590.49	\$ 126,500.00	\$ 126,500.00	\$ 155,000.00	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 40,618.92	\$ 41,839.00	\$ 41,839.00	\$ 41,839.00	Jacob will not increase prices if we renew
Landscape (Not in contract)	\$ -	\$ -	\$ 12,760.00	\$ 12,760.00	Mulch will not be included, \$6380.00x2 a year
Irrigation Repair	\$ 2,091.50	\$ 5,600.00	\$ 1,032.00	\$ 2,500.00	*Jan-May*
Termite Bond	\$ 8,042.00	\$ 7,073.00	\$ 7,073.00	\$ 7,193.00	Price Increase?
Power Washing	\$ 13,774.00	\$ 13,774.00	\$ 13,774.00	\$ 8,000.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 2,142.86	\$ 7,210.00	\$ 2,142.86	\$ 3,500.00	Misc gutter repair, trellis repair, shutter repair
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 2,800.00	\$ 1,875.00	\$ 2,800.00	\$ 2,800.00	
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ 750.00	\$ 750.00	\$ 1,725.00	\$ 750.00	
Water/Reclaimed/Sprinkler	\$ 7,792.49	\$ 7,322.00	\$ 4,034.91	\$ 5,000.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ 1,696.00	\$ -	\$ -	\$ -	
Electricity	\$ 1,110.26	\$ 1,044.00	\$ 1,634.67	\$ 2,000.00	
Administrative Fee (@\$325.50 per unit)	\$ 14,160.00	\$ 17,700.00	\$ 17,700.00	\$ 19,204.50	
Misc. - Coupon book @ \$8 per unit	\$ 21.00	\$ -	\$ -	\$ 472.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ 50.00	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Maintenance - Shop	\$ 425.00	\$ -	\$ -	\$ -	
Total	\$ 95,474.03	\$ 104,187.00	\$ 106,515.45	\$ 106,018.50	
Net Income/Loss	\$ 31,029.31	\$ (620.00)	\$ (29.33)	\$ -	

Approved By: _____

Date: _____