

Blue Sage

Number of Units **12**
 Percentage of Increase/Decrease **2%**

\$337.73 2020 Monthly Assessment
\$342.82 2021 Monthly Assessment
\$375.56 2022 Monthly Assessment
\$381.87 2023 Proposed Monthly Assessment

\$ Inc.:

\$6.30

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Revenue	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	
Association Dues	\$ 49,265.00	\$ 54,081.00	\$ 54,080.64	\$ 54,988.67	
Collection Fee Revenue/Misc.	\$ 101.00	\$ -	\$ 196.75	\$ -	
Total Revenue:	\$ 49,366.00	\$ 54,081.00	\$ 54,277.39	\$ 54,988.67	
LESS: Bad Debt Expense	\$ 1,580.00	\$ -	\$ 196.75	\$ 2,000.00	
LESS: Reserve Fund Transfer	\$ 25,800.00	\$ 25,800.00	\$ 25,800.00	\$ 33,000.00	This is the 3.5% rate
Total Transfers between Funds:	\$ 23,566.00	\$ 25,800.00	\$ 25,800.00	\$ 33,000.00	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 11,058.96	\$ 11,396.00	\$ 11,396.00	\$ 11,390.76	Prices wont raise if we renew
Landscape (Not in contract)			\$ 1,800.00		*Jan-May* Tree removal / Mulch 2x a year \$1,980.00 x2 / Mulch not inc also remove Trees
Irrigation Repair	\$ 1,573.00	\$ 1,620.00	\$ -	\$ 800.00	Repairs may have not been seperated
Termite Bond	\$ 1,438.00	\$ 1,438.00	\$ 1,438.00	\$ 1,438.00	Once a year
Power Washing	\$ 2,375.00	\$ 2,375.00	\$ 2,375.00	\$ 1,187.50	Twice a year walkways and Driveways / Building 1x per year / not budgeted correct for 2022
General Maintenance	\$ 150.00	\$ 700.00	\$ 3,240.00	\$ 700.00	*Jan-May*/ Roof Repairs as needed.
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ -	\$ 535.00	\$ 535.00	\$ 400.00	Once a year
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ 768.63	\$ -	\$ -	\$ 175.00	
Water/Reclaimed/Sprinkler	\$ 1,065.67	\$ 793.00	\$ 472.29	\$ 860.41	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 455.00	\$ 460.00	\$ 756.51	\$ 1,035.00	
Administrative Fee (@\$325.50 per unit)	\$ 2,880.00	\$ 3,600.00	\$ 3,600.00	\$ 3,906.00	
Misc. - Coupon book @ \$8 per unit and M	\$ 125.00	\$ 26.00	\$ 98.00	\$ 96.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ 375.00	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ 175.00	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 22,264.26	\$ 22,943.00	\$ 25,885.80	\$ 21,988.67	
Net Income/Loss	\$ 3,535.74	\$ 5,338.00	\$ 2,591.59	\$ -	