

East Village Duplexes

Number of Units **6**
 Percentage of Increase/Decrease **6%**

\$312.19 2021 Monthly Assessment
\$317.19 2022 Monthly Assessment
\$362.67 2023 Proposed Assessment
\$385.27 2024 Proposed Monthly Assessment

\$ Inc.:

\$22.60

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Revenue	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Association Dues	\$ 22,838.00	\$ 26,112.00	\$ 26,112.00	\$ 27,739.12	
Collection Fee Revenue/Misc.	\$ 699.00	\$ -	\$ -	\$ -	
Total Revenue:	\$ 23,537.00	\$ 26,112.00	\$ 26,112.00	\$ 27,739.12	
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 10,400.00	\$ 13,000.00	\$ 13,000.00	\$ 13,500.00	Per 2022 Reserve Study / 2022 EOY \$11,005/\$20,993 per study
Total Transfers between Funds:	\$ 13,137.00	\$ 13,000.00	\$ 13,000.00	\$ 13,500.00	However Painting was completed in 2022 \$ 22,874.00

Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Landscape Contract	\$ 6,517.00	\$ 6,517.00	\$ 5,882.00	\$ 5,883.00	New Contract Exquisite
Landscape (Not in contract)	\$ 900.00	\$ 990.00	\$ 800.00	\$ 1,500.00	Mulch not included in contract \$990.00x1 plus fill in
Irrigation Repair	\$ 500.00	\$ 300.00	\$ 500.00	\$ 600.00	
Termite Bond	\$ 720.00	\$ 1,404.00	\$ 513.00	\$ 612.00	
Power Washing	\$ 500.00	\$ 1,000.00	\$ 1,435.00	\$ 2,500.00	They did not have buildings cleaned 2022 / New Paint
General Maintenance	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	Gate repairs etc.
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,100.00	\$ 600.00	\$ 1,100.00	\$ 750.00	Updated Pricing with Empire Gutters
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ -	\$ -	
Water/Reclaimed/Sprinkler	\$ -	\$ -	\$ -	\$ -	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ -	\$ -	\$ -	\$ -	
Administrative Fee (@\$338.52 per unit)	\$ 1,440.00	\$ 1,953.00	\$ 1,953.00	\$ 2,031.12	YOY Increase
Misc. - Coupon book @ \$8 per unit and Misc.	\$ 88.00	\$ 48.00	\$ 50.00	\$ 48.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Budget Mailings	\$ 14.00	\$ -	\$ -	\$ 15.00	
Total	\$ 11,779.00	\$ 13,112.00	\$ 12,533.00	\$ 14,239.12	
Net Income/Loss	\$ (1,379.00)	\$ -	\$ 579.00	\$ -	