

East Village Duplexes

Number of Units **6**
 Percentage of Increase/Decrease **14%**

\$312.19 2020 Monthly Assessment
\$312.19 2021 Monthly Assessment
\$317.19 2022 Monthly Assessment
\$362.67 2023 Proposed Monthly Assessment

\$ Inc.:

\$45.47

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Revenue	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	
Association Dues	\$ 22,478.00	\$ 22,838.00	\$ 22,838.00	\$ 26,112.00	
Collection Fee Revenue/Misc.	\$ -	\$ -	\$ 486.27	\$ -	
Total Revenue:	\$ 22,478.00	\$ 22,838.00	\$ 23,324.27	\$ 26,112.00	
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 10,000.00	\$ 10,400.00	\$ 10,400.00	\$ 13,000.00	This is the 3.5% rate
Total Transfers between Funds:	\$ 12,478.00	\$ 10,400.00	\$ 10,400.00	\$ 13,000.00	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 6,327.00	\$ 6,517.00	\$ 6,514.00	\$ 6,517.00	Prices wont raise if we renew
Landscape (Not in contract)	\$ 900.00	\$ 800.00	\$ 1,512.00	\$ 990.00	Mulch not included in contract \$990.00x 2 a year
Irrigation Repair	\$ 325.00	\$ -	\$ 385.71	\$ 300.00	
Termite Bond	\$ 720.00	\$ 720.00	\$ 1,404.00	\$ 1,404.00	Once a year- Not budgeted correct in 2022. Received from Invoices
Power Washing	\$ 1,435.00	\$ 1,435.00	\$ 1,435.00	\$ 1,000.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 678.00	\$ 829.00	\$ 377.14	\$ 300.00	*Jan-May*/ Roof Repairs as needed.
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ -	\$ 325.00	\$ 600.00	\$ 600.00	
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ -	\$ -	
Water/Reclaimed/Sprinkler	\$ -	\$ -	\$ -	\$ -	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ -	\$ -	\$ -	\$ -	
Administrative Fee (@\$325.50 per unit)	\$ 1,440.00	\$ 1,800.00	\$ 1,800.00	\$ 1,953.00	
Misc. - Coupon book @ \$8 per unit and M	\$ 20.00	\$ 15.00	\$ 48.00	\$ 48.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ 3,446.57	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 11,845.00	\$ 12,441.00	\$ 17,522.43	\$ 13,112.00	
Net Income/Loss	\$ (1,845.00)	\$ (3.00)	\$ (4,598.15)	\$ -	