

Greenlawn

Number of Units **20**
 Percentage of Increase/Decrease **0%**

\$ Inc.:

\$290.01 2021 Monthly Assessment
\$306.78 2022 Monthly Assessment
\$366.67 2023 Proposed Assessment
\$0.00 **\$366.66** 2024 Proposed Monthly Assessment

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Revenue	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Association Dues	\$ 73,627.00	\$ 88,001.00	\$ 87,998.00	\$ 87,998.00	
Collection Fee Revenue/Misc.	\$ 35.00	\$ -	\$ -		
Total Revenue:	\$ 73,662.00	\$ 88,001.00	\$ 87,998.00	\$ 87,998.00	2023 they were supposed to place 139,658 ended 2023 short
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	end of 2023 scheduled to have \$190,148.00
LESS: Reserve Fund Transfer	\$ 35,003.00	\$ 47,200.00	\$ 47,200.00	\$ 30,000.00	They do not need or want fence replacement save \$52K
Total Transfers between Funds:	\$ 35,003.00	\$ 47,200.00	\$ 47,200.00	\$ 30,000.00	Current Balance as of 06/30/2023 \$167,935.00, another \$23,598.00 for July to December total 2023 \$191,533.00

93777

They want some drainage work, re-level grading of Mulch

They do not want to replace fencing this will save money

2024 they have fence replacement of \$57,096
 Balances at end of each year next 5 years

EOY 2023

190,847.00 **2023 \$190,148 - \$1,760.00 Landscape = \$1760.00 = \$189,087**
 \$243,253 2024 balance of \$187,268 - \$57,216.00 fence = \$130,052

Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Landscape Contract	\$ 16,117.00	\$ 16,226.00	\$ 17,882.00	\$ 17,844.00	New Contracted Price Exquisite Lawncare
Landscape (Not in contract)	\$ 2,185.00	\$ 3,960.00	\$ 334.29	\$ -	
Irrigation Repair	\$ 1,919.00	\$ 500.00	\$ 350.00	\$ 350.00	
Termite Bond	\$ 2,636.00	\$ 2,396.00	\$ 2,796.00	\$ 3,100.00	New Contract Price \$775.00x4 with Inspections
Power Washing	\$ 1,600.00	\$ 4,810.00	\$ 4,810.00	\$ 3,800.00	\$1144.00 for Sidewalksx2 a year \$2288.00 plus building cleaning
General Maintenance	\$ 4,703.00	\$ 1,825.00	\$ 4,702.50	\$ 1,825.00	
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 4,010.00	\$ 1,600.00	\$ 1,600.00	\$ 2,000.00	New Pricing with Empire Gutter Cleaning / No more Mallards
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ 5,900.00	\$ 2,500.00	YTD 5900.00
Water/Reclaimed/Sprinkler	\$ 972.00	\$ 1,000.00	\$ 1,840.00	\$ 1,000.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 1,199.00	\$ 809.00	\$ 1,155.00	\$ 1,500.00	YTD 2023 \$735.00
Administrative Fee (@\$338.52 per unit)	\$ 6,000.00	\$ 6,510.00	\$ 6,510.00	\$ 6,770.40	Increase
Misc. - Coupon book @ \$8 per unit and Misc	\$ 144.00	\$ 160.00	\$ 150.00	\$ 160.00	
Statements @ \$24 per unit		\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ 5,209.00	\$ -	\$ -	\$ -	
Mailing of Budgets	\$ 32.00	\$ -	\$ -	\$ 38.00	Incase postage increases
Total	\$ 46,726.00	\$ 39,796.00	\$ 48,029.79	\$ 40,887.40	
Net Income/Loss	\$ (8,067.00)	\$ 1,005.00	\$ (7,231.79)	\$ 17,110.60	

187,268 2025 a balance of \$176,470.00 - Paint Expense \$66,867
 2026 a balance of 232,66.00
 2027 a balance of \$291,154.00
 2028 a balance of \$352,108.00
 2029 a balance of \$408,566.00

Forecasted Reserve \$54,800.00
 Forecasted Reserve \$56,700.00
 Forecasted Reserve \$58,700.00
 Forecasted Reserve \$60,800.00
 Forecasted Reserve \$62,900.00