

Roseville

Number of Units 44
 Percentage of Increase/Decrease 3%

\$304.57 2021 Monthly Assessment
 \$317.04 2022 Monthly Assessment
 \$367.63 2023 Proposed Assessment
 \$9.85 \$377.48 2024 Proposed Monthly Assessment

\$ Inc.:

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Revenue	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Association Dues	\$ 168,031.00	\$ 194,109.00	\$ 194,110.00	\$ 199,307.88	
Collection Fee Revenue/Misc.	\$ 2,425.00	\$ -	\$ -	\$ -	
Total Revenue:	\$ 170,456.00	\$ 194,109.00	\$ 194,110.00	\$ 199,307.88	
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 81,300.00	\$ 100,000.00	\$ 100,000.00	\$ 103,500.00	Correct funding per reserve study 2022 for 2024
Total Transfers between Funds:	\$ 81,300.00	\$ 100,000.00	\$ 100,000.00	\$ 103,500.00	Painting 2024/ Roofs 2031 and 2032

Irrigation Controllers are scheduled to be replaced in 2023 \$17,504.00 Bid is around \$7,450.00 this leaves around 10K to utilize in much needed landscaping Revamp

Fences are scheduled for 2024 in the amount of \$41,456.00 all fences will not need replacing, we can use these funds for Landscaping Revamp as well Landscaping Revamp after Paining in Q1 2024

Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Landscape Contract	\$ 54,463.20	\$ 54,465.00	\$ 58,989.00	\$ 58,986.00	New Contract Prince and Sons - Includes 1 Mulch
Landscape (Not in contract)	\$ 1,109.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	Fill in Mulch- Due to wash with storms / Plant replacements
Irrigation Repair	\$ 1,412.00	\$ 600.00	\$ 1,604.00	\$ 1,500.00	
Termite Bond	\$ 5,160.00	\$ 4,920.00	\$ 4,605.00	\$ 5,160.00	
Power Washing	\$ 6,225.00	\$ 6,600.00	\$ 6,600.00	\$ 5,200.00	2600x2=\$5200 for Flats not including Buildings/ They are being painted in 2024 no cleaning needed of Buildings
General Maintenance	\$ 2,265.37	\$ 1,100.00	\$ 1,625.00	\$ 1,700.00	\$1625.00 YTD including Hurricane Repairs
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	This is the new price with empire gutters
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ 1,195.00	\$ -	\$ -	\$ 1,200.00	Painting Expense in 2022
Water/Reclaimed/Sprinkler	\$ -	\$ -	\$ -	\$ -	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ -	\$ -	\$ -	\$ -	
Administrative Fee (@\$338.52 per unit)	\$ 13,300.00	\$ 14,322.00	\$ 14,322.00	\$ 14,894.88	This increased YOY
Misc. - Coupon book @ \$8 per unit and Misc A	\$ 454.00	\$ 352.00	\$ 252.00	\$ 352.00	in 2022 it also included a misc. amount of \$238.00
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Budget Mailings	\$ 61.96	\$ -	\$ -	\$ 65.00	
Total	\$ 87,395.53	\$ 94,109.00	\$ 99,747.00	\$ 95,807.88	
Net Income/Loss	\$ 1,760.47	\$ -	\$ (5,637.00)	\$ -	

YTD July \$4,200.00