

ACCOUNT NAME	2022 BUDGET ADOPTED 11/16/2021	CHG	2021 BUDGET ADOPTED 11/10/2020	%CHG
REVENUE				
Income from Residents				
% Ownership Fees	1,632,780	403080	1,229,700	32.78%
Fixed Cable Fees wWIFI	<u>176,400</u>	31200	145,200	21.49%
Fixed Julius Green Fees	68,280	0	68,280	0.00%
Sub. Total: Income From Residents	1,877,460	434280	1,443,180	30.09%
Percent Increase		0		
		0		
Other Income		0		
		0		
Rental/Purch/Doc Fees	4,800	0	4,800	0.00%
Oper Interest	360	0	360	0.00%
Laundry Commissions	9,960	0	9,960	0.00%
Late Fees	600	0	600	0.00%
Rental Income	0	-9000	9,000	
Legal Fees Recovered	3,600	0	3,600	0.00%
Sub. Total: Other Income	19,320	-9000	28,320	-31.78%
TOTAL REVENUES	1,896,780	425280	1,471,500	28.90%
		0		
EXPENSES				
		0		
Administrative Expenses		0		
Personnel Wages	<u>178,000</u>	41680	136,320	30.58%
Accounting Services Contracted	12,000	0	12,000	
Payroll Taxes	13,600	3400	10,200	33.33%
MGM'T CONTRACT	0	0	0	
		0		
Sub. Total: Administrative Expenses	203,600	45080	158,520	28.44%
		0		
Landscape Services		0		
		0		
Landscaping & Irrigation Maintenance Contracted	1,200	-37800	39,000	-96.92%
Mulch/Bush/Nursery	0	-5400	5,400	-100.00%
Tree Services Contracted	6,000	1200	4,800	25.00%
Sub. Total: Lawn Services	7,200	-42000	49,200	-85.37%
		0		
Utilities		0		
Electric	24,000	0	24,000	0.00%
Water/Sewer +10% + seasonal	<u>164,000</u>	20000	144,000	13.89%
Gas + seasonal	<u>38,000</u>	2000	36,000	5.56%
Garbage WASTE-PRO 2022	<u>16,800</u>	-13200	30,000	-44.00%
Telephone	1,500	0	1,500	0.00%
Reclaimed Water	7,200	0	7,200	0.00%
Sub. Total: Utilities	251,500	8800	242,700	3.63%
		0		
Fixed Lease/Cable Expenses		0		
Julius Green Trust	68,280	0	68,280	0.00%
Cable TV w WIFI	<u>176,400</u>	31200	145,200	21.49%
Sub. Total: Lease/Cable	244,680	31200	213,480	14.61%
		0		

	2022 BUDGET		ADOPTED 11_10_2020	
ACCOUNT NAME	ADOPTED 11/16/2021		2021 APPROVED	
Maintenance		0		
General Maint. Expenses	45,000	6000	39,000	15.38%
Maint.-Contracted	12,000	-6000	18,000	-33.33%
		0		
Maint.-Pool	6,600	0	6,600	0.00%
Maint-Sewer Lines	12,000	9600	2,400	400.00%
Maint-Fire Systems	3,600	0	3,600	0.00%
Sub. Total: Maintenance	79,200	9600	69,600	13.79%
		0		
Other Expenses		0		
Office Expenses	4,800	0	4,800	0.00%
Property Tax		-1200	1,200	-100.00%
Pest Control	1,800	0	1,800	0.00%
Bank Charges	1,800	0	1,800	0.00%
Taxes-IRS	3,000	0	3,000	0.00%
Fees/Licenses	2,400	0	2,400	0.00%
Audit Contracted	4,800	-1800	6,600	-27.27%
Legal Fees	5,000	-1000	6,000	-16.67%
Bad Debt: Maint. Fees	0	0	0	
Sub Total: Other Expenses	23,600	-4000	27,600	-14.49%
		0		
Insurance Accrual Funds		0		
Flood Insurance	312,000	72000	240,000	30.00%
Hazard Insurance + D&O, Liab. & Umbrella	432,000	96000	336,000	28.57%
Workers Comp. Ins	5,800	1000	4,800	20.83%
Auto Insurance	1,800	0	1,800	0.00%
Sub. Total: Insurance Accruals	751,600	169000	582,600	29.01%
		0		
Cap. Replace/Repair Reserves		0		
POOLED FULLY FUNDED PER FPAT STUDY DATED 9/10/2021	335,400	335400		
		-15000	15,000	-100.00%
		-6000	6,000	-100.00%
		-42000	42,000	-100.00%
		-18000	18,000	-100.00%
		-15000	15,000	-100.00%
		-9000	9,000	-100.00%
		-18000	18,000	-100.00%
		-1200	1,200	-100.00%
		-600	600	-100.00%
Sub. Total:Cap. Replacement Reserves	335,400	210600	124,800	168.75%
		0		
Contingency Reserve		0		
		0		
Special Projects Fund	0	0	0	
Water Intrusion Self-Insurance Fund	0	0		
Pest Extermination Fund	0	-3000	3,000	
Sub-Total: Misc. Reserves	0	-3000	3,000	
		0		
TOTAL EXPENSES	1,896,780	425280	1,471,500	28.90%
TOTAL ASSESSMENT FOR OWNERS RESERVES	1,877,460	434,280	1,443,180	30.09%
	335,400	210,600	124,800	168.75%
ASSESSMENT WITHOUT RESERVES	1,542,060	223,680	1,318,380	16.97%
% INCREASE 2022 vs 2021				16.97%