

THE GOLF VILLAS HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5101 - WATER	22,173	18,440	21,562	19,391	19,000	21,000	
5102 - GAS	0	0	0	0	0	0	
5103 - ELECTRICITY	2,821	2,742	2,698	2,716	2,800	2,800	COMMON AREA LIGHTING, IRRIGATION VALVES.
5104 - TELEPHONE	0	0	0	0	0	0	
5106 - GENERAL SUPPLIES	0	0	0	0	0	0	
5107 - PRINTING	50	0	62	0	100	100	HOMEOWNER NOTICES
5110 - POSTAGE	31	57	27	0	100	100	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	10	10	0	20	10	10	CORPORATION COMMISSION \$10, TRADE NAME/TRADE MARK 5/10 YEAR RENEWAL \$10/\$15
5112 - TAXES	59	54	54	59	59	59	STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$45, P/TAX \$8
5116 - INSURANCE	1,784	1,811	1,810	1,830	1,850	1,850	LIAB, PROP, D&O CURRENT YEAR EXPIRES 5/22 @ \$1778, PLUS CRIME COVERAGE @ \$47 EXPIRES 07/22
5117 - LEGAL	0	0	0	850	0	0	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION \$250 COMPILATION SERVICES \$675
5122 - MEETINGS & SEMINARS	90	160	120	100	100	100	ANNUAL MEETING EXPENSES, INCL. STENOGRAPHER
5124 - SOCIAL ACTIVITIES	0	60	0	0	0	0	
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	0	0	0	0	0	0	
5128 - DEPRECIATION - IMPROVEMENTS	0	0	0	0	0	0	
5140 - BANK CHARGES - OPERATING	0	0	0	0	0	0	
5195 - BAD DEBT EXPENSE	0	0	0	0	0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	27,942	24,259	27,258	25,891	24,944	26,944	

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REPAIR & MAINTENANCE							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	0	850	350	0	0	0	
5203 - WALKWAYS & PATHS	0	0	0	50	200	200	DRIVE AND ENTRIES
5204 - STREETS & PARKING AREAS	37	0	0	0	0	0	
5205 - STREET SIGNS	0	0	0	0	0	0	
5206 - LIGHTING	356	244	593	674	800	800	LIGHT BULB REPLACEMENT, FIXTURE REPAIR/REPLACEMENT
5207 - FENCING AND WALLS	0	0	0	0	0	0	
5208 - SPRINKLER	0	5	0	25	100	100	IRRIGATION PARTS AND REPAIR, BACK FLOW INSPECTION.
5212 - POOL/SPA/KOOL DECK	0	0	0	0	0	0	
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	
5215 - DRAINAGE SWALES	93	0	0	0	0	0	
TOTAL REPAIR & MAINTENANCE	487	1,099	943	749	1,100	1,100	

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OPERATING EXPENSES							
5301 - TOOLS & PARTS	0	0	0	0	0	0	
5302 - CONTRACT SERVICES	0	0	0	0	0	0	
5303 - EQUIPMENT RENTAL	0	0	0	0	0	0	
5304 - FERTILIZER, SEED, CHEMICALS	0	0	0	0	0	0	
5305 - PLANTS, TREES, ROCKS	2,659	3,547	1,991	4,225	5,000	5,000	LARGE TREE TRIMMING COST (\$2,500) REMOVED DUE TO GRCA TREE CARE INITIATIVE
5316 - CABLE TV	22,864	24,752	25,069	24,634	25,133	22,161	ANNUALS/ PLANT /TREE REPLACE \$3,000.
5317 - PEST CONTROL	0	0	0	0	0	0	2022 - \$31.84 PER UNIT PER MONTH. (58 UNITS)
5318 - TERMITE PROGRAM	0	0	0	0	0	0	
5323 - SIGNAGE	0	0	0	0	0	0	
5327 - CONTRACT ARCHITECT	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	25,523	28,299	27,060	28,859	30,133	27,161	

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MAINTENANCE ALLOCATION								
5497 - LANDSCAPE ALLOCATION	Grand Total	55,850	56,698	60,281	60,150	60,150	60,850	
5498 - BUILDING ALLOCATION	Grand Total	2,772	2,818	2,973	2,994	2,994	3,175	
TOTAL MAINTENANCE ALLOCATION		58,622	59,516	63,254	63,144	63,144	64,025	
TOTAL OPERATING EXPENSES		112,574	113,173	118,514	118,643	119,321	119,230	
LESS DEPRECIATION		0	0	0	0	0	0	
LESS OTHER REVENUE		(566)	(642)	(606)	(452)	(320)	(325)	LATE FEES, INTEREST INCOME OPERATING
REPLENISH OPERATING CASH						0	0	
TOTAL OPERATING CASH REQUIREMENT		112,008	112,531	117,908	118,191	119,001	118,905	
BUDGETED OPERATING CASH REQUIREMENT		109,390	113,050	119,111	119,001	119,001	118,905	
NUMBER OF UNITS		58	58	58	58	58	58	
ANNUAL OPERATING ASSESSMENT @ UNIT		1,886	1,949	2,054	2,052	2,052	2,050	
MONTHLY OPERATING ASSESSMENT @ UNIT		157	162	171	171	171	171	
OPERATING REVENUES								
3002 - ANNUAL ASSESSMENTS		109,237	112,815	119,197	119,143	119,001	118,905	2022 - \$170.84 PER UNIT PER MONTH.
3004 - SUPPLEMENTAL ASSESSMENTS		0	0	0	0	0	0	
3005 - LATE FEES		549	608	559	427	300	300	
3046 - INTEREST INCOME - OPERATING		18	34	47	26	20	25	
3065 - COURT/FIT REVENUE		0	0	0	0	0	0	
TOTAL OPERATING REVENUES		109,803	113,456	119,803	119,595	119,321	119,230	
BUDGETED RESERVES REQUIREMENT		9,780	9,683	9,560	9,567	9,567	9,563	
NUMBER OF UNITS		58	58	58	58	58	58	
ANNUAL RESERVES ASSESSMENT @ UNIT		169	167	165	165	165	165	
MONTHLY RESERVES ASSESSMENT @ UNIT		14	14	14	14	14	14	
BUDGETED COMBINED ASSESSMENTS								
NUMBER OF UNITS		58	58	58	58	58	58	
TOTAL ANNUAL ASSESSMENT @ UNIT		2,055	2,116	2,218	2,217	2,217	2,215	OPERATING AND RESERVES COMBINED
TOTAL MONTHLY ASSESSMENT @ UNIT		171	176	185	185	185	185	OPERATING AND RESERVES COMBINED

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5141 - BANK CHARGES - RESERVES					0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	0	0	0	0	0	0	
BUDGETED RESERVES REQUIREMENT	9,780	9,683	9,560	9,567	9,567	9,563	
NUMBER OF UNITS	58	58	58	58	58	58	
ANNUAL RESERVES ASSESSMENT @ UNIT	169	167	165	165	165	165	
MONTHLY RESERVES ASSESSMENT @ UNIT	14	14	14	14	14	14	
RESERVES REVENUES							
2810 - RESERVE ASSESSMENTS	9,779	9,681	9,563	9,563	9,567	9,563	2022 - \$13.74 PER UNIT PER MONTH. INCLUDED IN RESERVE ASSESSMENT CALCULATION
3003 - COMMUNITY ENHANCEMENT FEE	5,000	4,000	6,000	5,000	0	0	
3047 - INTEREST INCOME - RESERVES	117	239	140	140	80	99	
TOTAL RESERVES REVENUES	14,896	13,920	15,703	14,703	9,647	9,662	
MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)							
6604 - STREETS AND PARKING AREA					0		
6605 - SIGNAGE					0		
6606 - LIGHTING		1,850					
6607 - FENCING & WALLS			26,922	26,922	0		
6608 - SPRINKLER					0	2,000	
6610 - EXTERIOR PAINTING							
6619 - LANDSCAPE					0		
6631 - BEAUTIFICATION/EXCELLENCE					0		
TOTAL MAJOR REPAIRS & REPLACEMENTS	0	1,850	26,922	26,922	0	2,000	