

THE GOLF VILLAS III HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET
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GENERAL & ADMINISTRATIVE EXPENSES

5101 - WATER	5,345	4,529	4,667	4,793	4,800	5,000	COMMON AREAS, FRONT YARDS.
5102 - GAS	0	0	0	0	0	0	
5103 - ELECTRICITY	2,220	2,177	2,112	2,092	2,200	2,200	DUSK TO DAWN LIGHTING, IRRIGATION VALVES.
5104 - TELEPHONE	0	0	0	0	0	0	
5106 - GENERAL SUPPLIES	0	0	0	0	0	0	
5107 - PRINTING	0	0	0	0	0	0	HOMEOWNER NOTICES
5110 - POSTAGE	5	11	0	0	15	15	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	10	10	0	20	10	10	CORPORATION COMMISSION \$10
5112 - TAXES	54	54	54	55	55	55	STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$45, P/TAX \$4
5116 - INSURANCE	606	661	646	710	710	718	LIAB, PROP, D&O CURRENT YEAR EXPIRES 11/22 @ \$714, PLUS CRIME COVERAGE @ \$4 EXPIRES 07/22
5117 - LEGAL	0	0	0	0	0	0	
5118 - ENTERTAINMENT	0	0	0	0	0	0	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION \$250; COMPILATION SERVICES \$675
5122 - MEETINGS & SEMINARS	90	120	120	0	100	100	
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	9,255	8,487	8,524	8,595	8,815	9,023	

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ACTUAL	ACTUAL	ACTUAL	ACTUAL TO SEPT	BUDGET	BUDGET
			+3 MO BUDGET		

REPAIR AND MAINTENANCE

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	0	0	0	64	0	0	
5203 - WALKWAYS & PATHS	0	0	0	0	0	0	
5204 - STREETS & PARKING AREAS	0	0	0	0	0	0	
5205 - STREET SIGNS	94	0	0	0	0	0	
5206 - LIGHTING	159	228	69	91	100	100	LIGHT BULB REPLACEMENT, FIXTURE REPAIR
5207 - FENCING AND WALLS	0	0	0	25	0	0	
5208 - SPRINKLER	40	42	50	106	50	50	IRRIGATION PARTS, REPAIR, AND BACK FLOW INSPECTION.
5212 - POOL/SPA/KOOL DECK	0	0	0	0	0	0	
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	POOL AREA FURNITURE REPAIR
TOTAL REPAIR & MAINTENANCE	293	270	119	285	150	150	

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OPERATING EXPENSES

5301 - TOOLS & PARTS	0	0	0	0	0	0
5302 - CONTRACT SERVICES	650	650	750	750	750	750
5304 - FERTILIZER, SEED, CHEMICALS	0	0	0	0	0	0
5305 - PLANTS, TREES, ROCKS	624	401	0	1,428	1,000	1,000
5316 - CABLE TV	4,731	5,121	5,187	5,097	5,200	4,585
5317 - PEST CONTROL	0	0	0	0	0	0
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	6,004	6,173	5,937	7,274	6,950	6,335

TRIM (10) DATE PALMS @ \$75/EA = \$750. LARGE TREE TRIMMING COST (\$2,000) REMOVED DUE TO GRCA TREE CARE INITIATIVE.

ANNUALS, PLANT REPLACEMENT

2022 - \$31.84 PER UNIT PER MONTH. (12 UNITS)

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MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	Grand Total	19,731	20,194	21,470	21,414	21,414	21,661
5498 - BUILDING ALLOCATION	Grand Total	1,493	1,517	1,601	1,612	1,612	1,710
TOTAL MAINTENANCE ALLOCATION		21,224	21,711	23,071	23,026	23,026	23,371
TOTAL OPERATING EXPENSES		36,777	36,640	37,650	39,180	38,941	38,879
LESS DEPRECIATION		0	0	0	0	0	0
LESS OTHER REVENUES		(53)	(56)	(127)	(7)	(10)	(10)
TOTAL OPERATING CASH REQUIREMENT		36,724	36,585	37,523	39,173	38,931	38,869
FUNDED FROM OPERATING CASH							
NET OPERATING CASH REQUIREMENT		36,724	36,585	37,523	39,173	38,931	38,869
BUDGETED OPERATING CASH REQUIREMENT		35,644	36,999	38,936	38,931	38,931	38,869
NUMBER OF UNITS		12	12	12	12	12	12
ANNUAL OPERATING ASSESSMENT @ UNIT		2,970	3,083	3,245	3,244	3,244	3,239
MONTHLY OPERATING ASSESSMENT @ UNIT		248	257	270	270	270	270
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS		35,654	36,966	38,979	38,967	38,931	38,869
3004 - SUPPLEMENTAL ASSESSMENTS		0	0	0	0	0	0
3005 - LATE FEES		50	52	119	0	0	0
3046 - INTEREST INCOME - OPERATING		3	3	8	7	10	10
TOTAL OPERATING REVENUES		35,708	37,022	39,107	38,975	38,941	38,879
BUDGETED RESERVES REQUIREMENT		633	617	620	620	620	1,483
NUMBER OF UNITS		12	12	12	12	12	12
ANNUAL RESERVES ASSESSMENT @ UNIT		53	51	52	52	52	124
MONTHLY RESERVES ASSESSMENT @ UNIT		4	4	4	4	4	10
BUDGETED COMBINED ASSESSMENTS		12	12	12	12	12	12
NUMBER OF UNITS		12	12	12	12	12	12
TOTAL ANNUAL ASSESSMENT @ UNIT		3,023	3,135	3,296	3,296	3,296	3,363
TOTAL MONTHLY ASSESSMENT @ UNIT		252	261	275	275	275	280
							OPERATING AND RESERVES COMBINED
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5141 - BANK CHARGES - RESERVES					0		
TOTAL GENERAL & ADMINISTRATION EXPENSES	0	0	0	0	0	0	
BUDGETED RESERVES REQUIREMENT	633	617	620	620	620	1,483	
NUMBER OF UNITS	12	12	12	12	12	12	
ANNUAL RESERVES ASSESSMENT @ UNIT	53	51	52	52	52	124	
MONTHLY RESERVES ASSESSMENT @ UNIT	4	4	4	4	4	10	

RESERVES REVENUES

2810 - RESERVE ASSESSMENTS	634	618	621	621	620	1,483	2022 - \$10.30 PER UNIT PER MONTH.
2812 - SPECIAL ASSESSMENT				20,400			
3047 - INTEREST INCOME - RESERVES	16	22	4	11	3	12	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL RESERVES REVENUES	649	639	624	21,032	623	1,495	

MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)

6603 - WALKWAYS/PATHS		3,400			0		
6604 - STREETS & PARKING AREAS					0		
6605 - SIGNAGE	1,643				0		
6606 - LIGHTING					0		
6607 - FENCE AND WALL				15,950	0		
6610 - EXTERIOR PAINTING					0		
6619 - LANDSCAPING					0		
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM					0		
TOTAL MAJOR REPAIRS & REPLACEMENTS	1,643	3,400	0	15,950	0	0	