

**THE GREENS HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET**

2018	2019	2020	PROJECTED 2021	2021	2022
ACTUAL	ACTUAL	ACTUAL	ACTUAL TO SEPT	BUDGET	BUDGET
			+3 MO BUDGET		

GENERAL & ADMINISTRATION EXPENSES

2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
5101 - WATER	28,842	24,506	37,424	32,300	28,000	32,600
5102 - GAS	7,547	7,401	7,354	8,889	8,000	8,000
5103 - ELECTRICITY	15,955	14,726	14,491	14,757	16,000	15,000
5104 - TELEPHONE	0	0	0	0	0	0
5106 - GENERAL SUPPLIES	0	0	0	0	0	0
5107 - PRINTING	68	85	85	0	100	100
5110 - POSTAGE	54	113	47	0	100	100
5111 - PERMITS, FEES, LICENSES	505	505	495	515	505	505
5112 - TAXES	54	54	54	55	55	55
5116 - INSURANCE	2,457	2,505	2,512	2,544	2,541	2,555
5117 - LEGAL	28	0	0	0	0	0
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925
5122 - MEETINGS & SEMINARS	90	90	100	100	100	100
5124 - SOCIAL & COMMUNITY SERVICES	0	0	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	56,525	50,910	63,487	60,086	56,326	59,940

POOL & SPA HEAT DATES HAVE BEEN ESTABLISHED BY THE BOARD AND IS ON FILE AT THE MAINTENANCE OFFICE.

COMMON AREA LIGHTING & IRRIGATION-POOL/SPA.

HOMEOWNER MAILINGS

HOMEOWNER MAILINGS

CORPORATION COMMISSION \$10, POOL & SPA PERMITS \$200+\$150 (ANNUAL)
STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$50, P/TAX \$4

LIAB, PROP, D&O CURRENT YEAR EXPIRES 6/22 @ \$2523, PLUS CRIME
COVERAGE @ \$31 EXPIRES 07/22

BY-LAWS AMENDMENT; SPECIAL ASSESSMENT

TAX RETURN PREPARATION \$250; COMPILATION SERVICES \$675

ANNUAL MEETING EXPENSES

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	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
REPAIR & MAINTENANCE							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	2,213	9	60	482	250	250	POOL AREA BUILDING REPAIRS
5203 - WALKWAYS & PATHS	0	0	0	0	0	0	
5204 - STREETS & PARKING AREAS	0	0	100	0	0	0	STREET REPAIR AND MAINTENANCE
5205 - STREET SIGNS	0	0	0	0	0	0	ENTRY SIGNAGE REPAIR AND MAINTENANCE, STOP SIGN
5206 - LIGHTING	11,895	4,415	1,238	466	300	300	LIGHT BULB REPLACEMENT, MINOR FIXTURE REPAIR
5207 - FENCING AND WALLS	0	1,511	124	37	50	50	FENCE AND WALL REPAIR (MINOR)
5208 - SPRINKLER	80	96	2,555	1,368	1,200	1,200	IRRIGATION REPAIR, BACK FLOW INSPECTION.
5210 - EXTERIOR RESIDENTIAL & PAINTING	0	0	0	0	0	0	
5212 - POOL/SPA/KOOL DECK	4,390	2,832	3,117	5,491	2,800	2,800	POOL CHEMICALS AND MINOR REPAIR EQUIPMENT.
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	POOL AREA FURNITURE REPAIR
5218 - LAKE/WATER R&M	10	41	6	0	0	0	
TOTAL REPAIR & MAINTENANCE	18,588	8,904	7,200	7,844	4,600	4,600	

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OPERATING EXPENSES							
5301 - TOOLS & PARTS	0	186	0	0	0	0	
5302 - CONTRACT SERVICES	1,610	3,147	2,643	2,375	2,375	2,375	(18) DATE PALMS @ \$75 = \$1425. HOLIDAY DECORATIONS \$950
5304 - FERTILIZER, SEED, CHEMICALS	170	0	0	0	0	0	
5305 - PLANTS, TREES, ROCKS	5,534	10,487	3,441	5,881	5,000	5,000	ANNUALS, PLANT REPLACEMENTS \$1250. COMMON AREA REPLACEMENTS \$3750 MATERIAL ONLY. RESIDENTS RESPONSIBLE FOR THEIR REPLACEMENTS.
5310 - COMPUTER	0	0	0	0	0	0	
5316 - CABLE TV	41,392	44,809	45,383	44,596	45,499	40,118	2022 - \$31.84 PER UNIT PER MONTH. (105 UNITS)
5317 - PEST CONTROL	300	300	300	300	300	300	COMMON AREA PEST CONTROL
5318 - TERMITES PROGRAM	0	0	0	0	0	0	
5323 - SIGNAGE	9	0	0	0	0	0	
5327 - CONTRACT ARCHITECT	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	49,015	58,929	51,767	53,152	53,174	47,793	

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	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	93,215	95,403	101,431	101,212	101,212	102,389	
5498 - BUILDING ALLOCATION	11,344	11,533	12,166	12,254	12,254	12,994	BEGINNING 2015, POOL MAINTENANCE INCLUDED - 146 HRS 2X/WEEK
Grand Total	104,559	106,936	113,597	113,466	113,466	115,383	
TOTAL MAINTENANCE ALLOCATION							
TOTAL EXPENSES	228,686	225,680	236,050	234,548	227,566	227,716	
LESS DEPRECIATION	0	0	0	0	0	0	
LESS OTHER REVENUES	(400)	(497)	(536)	(522)	(240)	(220)	LATE FEES, INTEREST INCOME OPERATING
REPLENISH OPERATING CASH							
TOTAL OPERATING CASH REQUIREMENT	228,286	225,182	235,514	234,026	227,326	227,496	
BUDGETED OPERATING CASH REQUIREMENT	210,912	215,868	227,528	227,326	227,326	227,496	
NUMBER OF UNITS	105	105	105	105	105	105	
ANNUAL OPERATING ASSESSMENT PER UNIT	2,009	2,056	2,167	2,165	2,165	2,167	
MONTHLY OPERATING ASSESSMENT PER UNIT	167	171	181	180	180	181	
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS	210,672	215,750	227,077	227,073	227,326	227,496	2022 - \$180.55 PER UNIT PER MONTH.
3005 - LATE FEES	348	467	498	509	200	200	
3046 - INTEREST INCOME - OPERATING	52	31	38	13	40	20	
3098 - MISCELLANEOUS INCOME	0	0	0	0	0	0	
TOTAL OPERATING REVENUES	211,072	216,247	227,613	227,596	227,566	227,716	
BUDGETED RESERVES REQUIREMENT	14,872	17,353	21,137	21,233	21,233	30,044	
NUMBER OF UNITS	105	105	105	105	105	105	
ANNUAL RESERVES ASSESSMENT PER UNIT	142	165	201	202	202	286	
MONTHLY RESERVES ASSESSMENT PER UNIT	12	14	17	17	17	24	
BUDGETED COMBINED ASSESSMENTS	225,784	233,221	248,665	248,559	248,559	257,541	
TOTAL ANNUAL ASSESSMENT PER UNIT	2,150	2,221	2,368	2,367	2,367	2,453	
TOTAL MONTHLY ASSESSMENT PER UNIT	179	185	197	197	197	204	

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	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5141 - BANK CHARGES - RESERVES					0		
TOTAL GENERAL & ADMINISTRATION EXPENSES	0	0	0	0	0	0	
BUDGETED RESERVES REQUIREMENT	14,872	17,353	21,137	21,233	21,233	30,044	
NUMBER OF UNITS	105	105	105	105	105	105	
ANNUAL RESERVES ASSESSMENT PER UNIT	142	165	201	202	202	286	
MONTHLY RESERVES ASSESSMENT PER UNIT	12	14	17	17	17	24	
REVENUES							
2810 - RESERVE ASSESSMENTS	14,868	17,350	21,143	14,868	21,233	30,044	2022 - \$23.84 PER UNIT PER MONTH.
2810 - SPECIAL ASSESSMENT RESERVES							
3047 - INTEREST INCOME - RESERVES	145	238	131	129	80	124	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL REVENUES	15,013	17,588	21,274	14,997	21,313	30,168	
MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)							
6602 - BLDG REPAIRS			5,900				
6603 - WALKWAYS & PATHS	1,710						
6604 - STREETS & PARKING AREA							
6605 - SIGNAGE							
6606 - LIGHTING	12,523	4,984					
6607 - FENCING AND WALLS			6,450				
6608 - SPRINKLER							
6610 - PAINTING	12,900						
6612 - POOL/SPA/KOOL DECK			6,814			4,372	
6613 - FURNITURE							
6619 - LANDSCAPE							
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM	2,500						
TOTAL MAJOR REPAIRS & REPLACEMENTS	29,633	4,984	19,164	0	0	4,372	