

Spread Report The Greene HOA Operating 2024 Budget APPROVED 11-14-23

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Assessment Income													
4000 -- Residential Assessments	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	128,400
Total Assessment Income	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	128,400
User Fee Income													
4295 -- Other User Income	100	0	100	0	100	0	100	0	100	0	100	0	600
Total User Fee Income	100	0	100	0	100	0	100	0	100	0	100	0	600
Collections Income													
4700 -- Collection Processing Fees	0	0	400	0	0	0	0	0	0	0	0	0	400
4710 -- Late Fees & Interest	10	10	10	10	10	10	10	10	10	10	10	10	120
4720 -- Legal Reimbursements	0	0	0	0	400	0	0	0	0	0	0	0	400
Total Collections Income	10	10	410	10	410	10	10	10	10	10	10	10	920
Total Operating Income	10,810	10,710	11,210	10,710	11,210	10,710	10,810	10,710	10,810	10,710	10,810	10,710	129,920
Administrative													
5000 -- General Administrative	58	59	58	58	59	58	58	59	58	58	59	58	700
5025 -- Collection Charges	0	0	400	0	0	0	0	0	0	0	0	0	400
5035 -- Decorations	0	0	0	0	150	0	0	0	0	0	150	0	300
5100 -- Storage & Technology	60	60	60	60	60	60	60	60	60	60	60	60	720
5115 -- Web Site Maintenance	480	0	0	0	0	0	0	0	0	0	0	0	480
5195 -- Other Administrative Services	1,010	20	20	20	20	20	20	20	20	20	20	20	1,230
5196 -- Miscellaneous Admin Expenses	0	0	180	0	0	0	0	0	0	0	0	0	180
Total Administrative	1,608	139	718	138	289	138	138	139	138	138	289	138	4,010
Communications													
5200 -- Community Events	0	0	0	0	0	875	0	0	0	875	0	0	1,750
5210 -- Printing & Copying	96	96	96	96	96	96	96	400	240	96	96	96	1,600
5215 -- Postage	108	108	108	108	108	108	108	450	270	108	108	108	1,800
Total Communications	204	204	204	204	204	1,079	204	850	510	1,079	204	204	5,150
Insurance													
5400 -- Insurance Premiums	0	0	0	711	0	0	0	0	0	0	0	0	711
5408 -- Crime Insurance Premiums	0	0	0	182	0	0	0	0	0	0	0	0	182

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Operating
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Insurance													
5415 -- D&O Insurance Premiums	0	0	0	2,002	0	0	0	0	0	0	0	0	2,002
5445 -- General Liability Insurance Premiums	0	0	0	2,756	0	0	0	0	0	0	0	0	2,756
5460 -- Property Insurance Premiums	0	0	0	3,580	0	0	0	0	0	0	0	0	3,580
Total Insurance	0	0	0	9,231	0	0	0	0	0	0	0	0	9,231
Utilities													
6000 -- Electric Service	637	636	637	637	636	637	637	636	637	637	636	637	7,640
6005 -- Gas Service	81	81	81	81	81	81	81	81	81	81	81	81	972
6015 -- Water Service	165	165	330	578	743	909	990	1,074	1,238	1,156	743	165	8,256
6040 -- Telephone Service	225	0	0	225	0	0	225	0	0	225	0	0	900
6045 -- Internet Service	136	136	136	136	136	136	136	136	136	136	136	136	1,632
Total Utilities	1,244	1,018	1,184	1,657	1,596	1,763	2,069	1,927	2,092	2,235	1,596	1,019	19,400
Landscaping													
6100 -- Grounds & Landscaping - Contract	0	0	1,367	1,366	1,367	1,367	1,366	1,367	1,367	1,366	1,367	0	12,300
6110 -- Landscape Repair & Maintenance	0	0	710	0	0	710	0	0	710	0	0	0	2,130
6160 -- Tree Maintenance	0	1,390	0	1,390	0	1,390	0	1,390	0	0	1,390	0	6,950
Total Landscaping	0	1,390	2,077	2,756	1,367	3,467	1,366	2,757	2,077	1,366	2,757	0	21,380
Operations													
6300 -- Permits & Licenses	0	0	0	200	0	0	0	0	0	0	0	0	200
Total Operations	0	0	0	200	0	0	0	0	0	0	0	0	200
Contracted Services													
6404 -- Door Entry Services	61	61	61	60	61	61	61	61	61	60	61	61	730
6435 -- Pest Control	42	41	42	42	41	42	42	41	42	42	41	42	500
6438 -- Pool Management	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
Total Contracted Services	1,503	1,502	1,503	1,502	1,502	1,503	1,503	1,502	1,503	1,502	1,502	1,503	18,030
Repair & Maintenance													
6525 -- Clubhouse Repair & Maintenance	0	2,787	0	2,786	0	2,787	0	0	0	0	0	0	8,360
6530 -- Common Areas Repair & Maintenance	0	650	0	650	0	650	0	650	0	650	0	0	3,250
6555 -- Equipment Rental/Repair & Maintenance	0	0	50	0	50	0	50	0	50	0	0	0	200
6615 -- Guard House Repair & Maintenance	0	0	150	0	0	300	0	0	150	0	0	0	600

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Repair & Maintenance													
6635 -- Janitorial Supplies & Maintenance	17	16	17	17	16	17	17	16	17	17	16	17	200
6640 -- Lighting Supplies/Repair & Maintenance	0	0	192	0	192	0	0	0	192	0	192	192	960
6645 -- Locks & Keys Repair & Maintenance	13	14	13	13	14	13	13	14	13	13	14	13	160
6690 -- Plumbing Supplies/Repair & Maintenance	0	208	0	0	208	0	0	0	0	0	0	0	416
6695 -- Pool Supplies/Repair & Maintenance	0	0	1,360	1,360	1,360	1,360	1,360	0	0	0	0	0	6,800
6730 -- Sidewalk/Concrete Repair & Maintenance	0	0	750	0	0	0	0	0	0	0	0	0	750
6735 -- Signage Repair & Maintenance	0	0	0	0	200	0	0	0	0	0	0	0	200
6765 -- Vehicle Gas & Maintenance	0	0	31	0	32	0	31	0	31	0	0	0	125
Total Repair & Maintenance	30	3,675	2,563	4,826	2,072	5,127	1,471	680	453	680	222	222	22,021
Professional Services													
7000 -- Audit & Tax Services	0	0	135	0	315	0	0	0	0	0	0	0	450
7025 -- Legal Services - Collections	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000
7030 -- Legal Services - General Counsel	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000
7040 -- Management Fees	969	968	969	969	968	969	969	968	969	969	968	969	11,624
7095 -- Other Professional Services	0	0	4,400	0	0	0	0	0	0	0	0	0	4,400
Total Professional Services	969	968	5,504	969	3,283	969	969	968	969	969	968	969	18,474
Taxes													
9015 -- Property/Real Estate Tax	0	0	0	0	0	0	0	0	0	24	0	0	24
Total Taxes	0	0	0	0	0	0	0	0	0	24	0	0	24
Other Expenses													
9105 -- Reserve Contribution Expense	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Total Other Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Total Operating Expense	6,558	9,896	14,753	22,483	11,313	15,046	8,720	9,823	8,742	8,993	8,538	5,055	129,920
Total Operating Net Income / (Loss)	4,252	814	(3,543)	(11,773)	(103)	(4,336)	2,090	887	2,068	1,717	2,272	5,655	0

Spread Report
The Greene HOA
Reserves
2024 Budget APPROVED 11-14-23

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Investment Income													
4905 -- Reserve Contribution Income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4910 -- Interest Earned - Reserve Accounts	0	0	15	15	15	15	15	15	15	15	15	15	150
Total Investment Income	1,000	1,000	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	12,150
Total Reserves Income	1,000	1,000	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	12,150
Professional Services													
7095 -- Other Professional Services	0	0	0	0	3,300	0	0	0	0	0	0	0	3,300
Total Professional Services	0	0	0	0	3,300	0	0	0	0	0	0	0	3,300
Reserve Expenses													
9826 -- Common Area Expenses	0	0	0	6,000	0	0	0	0	0	0	0	0	6,000
Total Reserve Expenses	0	0	0	6,000	0	0	0	0	0	0	0	0	6,000
Total Reserves Expense	0	0	0	6,000	3,300	0	0	0	0	0	0	0	9,300
Total Reserves Net Income / (Loss)	1,000	1,000	1,015	(4,985)	(2,285)	1,015	1,015	1,015	1,015	1,015	1,015	1,015	2,850
Total Association	5,252	1,814	(2,528)	(16,758)	(2,388)	(3,321)	3,105	1,902	3,083	2,732	3,287	6,670	2,850