## Village Green HOA 2023 Budget

Ordinary Income & Expenses Income  Image: Special Alexans Expense  Imad		2023 Budget	2022 Budget	Difference	2022 Ant <sup>2</sup>	2021 Actual <sup>1</sup>	2020 Actual <sup>1</sup>
Income  Assessment  134,00.00  134,564.00  -0944.00  134,553  1274.67    Carrent Assessment  134,00.00  134,553  1294.61  1274.67    Rev Wys<-Special Alcotation Expense  2,000.00  2,000.00  0.00  1485.65  4102    Common Anaa-Bacew Alcotation  171.000.00  152.860.00  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  183.720.720  177.757	Ordinary Income & Expenses		Ū				
General Assessment  133,100.00  194,940.00  -004.00  194333  127946    May Wys  Sector Machine Expense  42,000.00  0.00  0.00  1088  891  0    Common Assessment Income  123,200.00  123,200.00  0.00  1183,313.00  1183,313.00  1183,313.00  1183,313.00  1183,313.00  1183,313.00  1183,213.00  1183,213.00  1183,213.00  1183,213.00  1183,213.00  1183,213.00  1183,213.00  1183,213.00  1183,213.00  1182,213.00    Total Assessment Income  193,200.00  100,00  -100.00  0  0  -37  0    Common Asse Informer Tax  400.00  100,00  -100.00  0  0  -37  0    Common Asse Informer Tax  5,445.00  5,840.00  845.00  5,347.10  441.11  -100.00  -100.00  10  0  0  0  0  0  0  0  0  0  0  0  0  0  0  0  0  0  0  0							
May Ways - Special Allocation Expense  0.00  0.00  0.00  1089  891  0    Common Area - Reserve Allocation  17,100.00  16,250.00  894.00  16442  1551.41  1551.41    Common Area - Reserve Allocation  193,220.00  193,220.00  193,720.00  193,720.00  198,313.00  198,233.00    Total Income  193,220.00  193,220.00  0.00  193,720.00  193,720.00  198,731.30  198,233.00    Expenses  193,220.00  193,220.00  0.00  103,720.00  193,720.00  193,720.00  193,720.00  193,720.00  193,720.00  198,733.00  198,233.00    Common Area Property Tax  0.00  190,000  -100.00  0  0  -37  0    Administrative Accountry - Tax  5,445.00  5,600.00  845.00  5,595.00  4,446.00  4,566.00    Administrative Accountry - Sociating of State  200.00  150.00  0.00  0  0  0  0  0  0  0  0  0  0  0  0 <th>Assessments</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	Assessments						
Towhores - Speed Allocation Expense  42,000.00  42000.00  0.00  14386  44982  44917    Total Assessment Income  153,200.00  162,300.00  0.00  193,720.00  198,313.00  198,230.00    Total Income  193,200.00  100,00  193,720.00  198,713.00  198,733.00  100  100  100  100  100  100  100  100		,	,				
Common Area - Reserve Alcazation  17,100.00  16,2266.00  89.000  1944.24  156.14  19021    Total Assessment Income  193,200.00  193,220.00  0.00  193,720.00  189,230.00  180,230.00  180,							
Total Assessment Income  193,200.00		,	,				
Total Income  193.200.00  193.200.00  193.720.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.730.00  193.720.720.720.720.720.720.720.720.720.720							
Expenses Field Spanses		,	,			,	,
Fixed Expenses  000  10000  0000	Total Income	193,200.00	193,200.00	0.00	193,720.00	189,313.00	189,230.00
Fixed Expenses  000  10000  0000	Expanses						
Federal Tax  0.00  100.00  100.00  0  -37  0    Common Are Property Tax  400.00  400.00  0.00  0  278  352  384    HOA Insurance Policy  5.445.00  4.500.00  945.00  5.595.00  4.445.00  4.460.00  4.566.00    Administrative  Accounting - Tax Fling  175.00  175.00  0.00  0							
Common Ares Property Tax  400.00  400.00  9.00  278  352  384    Total Common Ares Property Tax  5,445.00  400.00  9.000  5,995.00  4,446.00  4,566.00    Administrative Accounting - Audit  175.00  175.00  175.00  0.00  17  17  17    Accounting - Audit  2750.00  276.00  9.00  10.00  10  0  0    Accounting - Audit  2750.00  175.00  0.00  10.00  10  10    Accounting - Math  200.00  150.00  3.334  6712  1176    Management Fees  11.200.00  15.00.00  3.300  0  0  0    Meangement Fees  10.00  2.80.00  1.800.00  3.345  4250  2.992    Supplies - Administrative Supplies  3.00.00  3.00.00  0.00  0  0  0  0    Landscaping & GroundAseping  0.00  2.180.00  3.410.10  399.00  3.4272  34026  3.997.00	•	0.00	100.00	-100 00	0	-37	0
HOA Insurance Priory  5,445.00  4,500.00  945.00  5,595.00  4,446.00  4,566.00    Administrative Accounting - Tax Fling  175.00  176.00  0.00  175  175  175    Administrative Accounting - Audit  275.00  2750.00  0.00  175  175  175    Accounting - Audit  200.00  150.00  5.095.00  4.046.00  4.046.00    Comparts Report - Secretary of State  200.00  150.00  5.000.00  3.304.00  1375.00  175.00 <th></th> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Total Common Ares Property Tax  5,845.00  5,000.00  845.00  5,995.00  4,446.00  4,466.00    Administrative Accounting - Tax Filing Accounting							
Accounting - Tar Filing  175.00  175.00  175  175    Accounting - Tar Filing  2750.00  0.00  0  0  0    Accounting - Audit  2750.00  120.00  150.00  120.00  0	Total Common Area Property Tax	5,845.00	5,000.00	845.00	5,595.00	4,446.00	4,566.00
Accounting - Tar Filing  175.00  175.00  175  175    Accounting - Tar Filing  2750.00  0.00  0  0  0    Accounting - Audit  2750.00  120.00  150.00  120.00  0							
Accounting - Audit  2750.00  2790.00  0.00  0  0    Vebabile  200.00  150.00  50.00  194  0  194    Corporate Report - Secretary of State  200.00  150.00  50.00  1344  0  194    Legal Fees  11.200.00  150.00  33344  6712  1175    Maragement Fees  39.710.00  37.80.00  1.806.00  37850.0  0  0  0    Social Committie  1.500.00  1.500.00  0.00  0  0  0  0  0    Social Committie  1.500.00  3.500.00  3.500.00  3.500.00  3.600.00		175.00	175 00	0.00	175	175	175
Website  200.00  150.00  50.00  194  0  194    Corporate Report - Secretary of State  20.00  150.00  50.00  3334  6712  1176    Management Fees  39,710.00  37,860.00  3364.00  37860  3660.00  0  0  0  0  0  0  38600  3660.00  16.00.00  30.00.00  10.00  38.41.00  44.010.00  38.95  59855  Total Aselands	<b>o</b>						
Corporate Report - Secretary of State  20.00  10.00  10.00  20  10  110    Legal Fees  11.200.00  3.800.00  3.800.00  3.334  6712  1116    Management Fees  11.200.00  3.7850  3.7850  3.7850  3.7850  3.7850  3.7850  3.7850  3.7850  3.7850  0.00  0.00  0.00  0.00  0.00  0.00  0.00  3.00  0.00  3.00  0.00  3.00  42.097.00							
Legi Fes  11,200,00  15,000,00  3,800,00  3334  6712  1176    Management Fees  39,710,00  37,850,00  3,800,00  3334  6712  1176    Management Fees  39,710,00  37,850,00  3,800,00  37850  37850  37850    Social Committee  1,000,00  2,800,00  0,00  0  0  0  0    Supplies - Administrative Supplies & Malings  3,500,00  3,600,00  0,00  3045  4550  2692    Total Administrative Expenses  59,955,00  62,103,00  -2,148,00  44,618,00  49,97,00  42,097,00    Common Area Landscape Maintenance Contract  34,500,00  34,101,00  399,00  34272  34026  34026    Common Area Landscape Maintenance Contract  1,600,00  1,600,00  0  3493  357  5985    Common Area Landscape Maintenance Materialis  7,000,00  7,000,00  0,00  34,413,00  41,137.00    Total Common Area Landscape Maintenance & Materialis  7,000,00  7,000,00  0,00							
Miss Amm. Meeting Room Rental  0.00  288.00  -268.00  0  0  0    Social Committee  1,500.00  1,500.00  0,00  0  0  0    Reserve Study Update - With Site Visit (every 3 years)  3,000.00  3,000.00  0,00  0  0  0    Supplies - Administrative Expenses  59,955.00  62,103.00  -2,148.00  44,618.00  49,297.00  42,097.00    Operation Expenses  Endecaping & Groundskeeping						6712	1176
Social Committee  1,500.00  1,500.00  0.00  0  0  0    Reserve Study Update - With Site Visit (every 3 years)  900.00  900.00  0.00  0  0  0    Supplies - Administrative Expenses  59,955.00  62,103.00  -2,148.00  44,618.00  49,297.00  42,097.00    Operation Expenses  59,955.00  62,103.00  -2,148.00  44,618.00  49,297.00  42,097.00    Common Area Landscape Maintenance - Outract Common Area Landscape Maintenance - Outract 0,500.00  1,500.00  3,4101.00  399.00  34272  34026  34026    Common Area Landscape Maintenance - Outract 0,500.00  1,500.00  4,101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance 0  Miscelaneouse Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0.00  1,423.00    Utilities  Electricity  800.00  700.00  0.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  7,4145.00  72,810.00  19,453.00  25,328.00  17,454.00	Management Fees	39,710.00	37,850.00	1,860.00	37850	37850	37850
Reserve Study Update - With Site Visit (very 3 years)  000.00 </td <th>Misc Admin- Meeting Room Rental</th> <td>0.00</td> <td>268.00</td> <td>-268.00</td> <td>0</td> <td>0</td> <td>0</td>	Misc Admin- Meeting Room Rental	0.00	268.00	-268.00	0	0	0
Supplies - Administrative Supplies & Mailings  3,500.00  3,500.00  0.00  3045  4550  2692    Total Administrative Expenses  59,955.00  62,103.00  -2,148.00  44,618.00  49,297.00  42,097.00    Operation Expenses  Landscaping & Groundskeeping  34,500.00  34,101.00  399.00  34272  34026  34026    Common Area Landscape Maintenance - Outside of Contract  1,500.00  1,500.00  0.00  3489  3857  5985    Total Common Area Landscape Maintenance - Outside of Contract  4,500.00  40,010.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance Miscellameous Repairs, & Maintenance & Materials  7,000.00  7,000.00  0.00  0  1423    Total Operation Expenses  7,000.00  7,000.00  0.00  0.00  1,423.00    Utilities  Electricity  800.00  700.00  100.00  19,453.00  25,328.00  17,454.00    Total Utilities Expenses  7,4145.00  72,801.00  1,344.00  19,677.00  117,484.00  106,677.00		1,500.00	1,500.00	0.00		0	0
Total Administrative Expenses  59,955.00  62,103.00  -2,148.00  44,616.00  49,297.00  42,097.00    Operation Expenses Landscaping & Groundskeeping Common Area Landscape Maintenance Contract Common Area Landscape Maintenance - Outside of Contract Common Area Landscape Maintenance - Outside of Contract Common Area Landscape Maintenance - Outside of Contract Common Areas Expenses  34,500.00  34,101.00  399.00  34272  34026  34026    Common Area Landscape Maintenance Contract Common Areas Expenses  34,500.00  40,000.00  0.00  0  530  1126    Common Areas Expenses  40,500.00  40,0101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance Miscellaneous Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0.00  1,423.00    Utilities Electricity  800.00  7,000.00  100.00  793  676  569    Total Operation Expenses  74,145.00  72,801.00  13,44.00  57,214.00  63,741.00  60,014.00    Total Departs & Maintenance Contract  42,000.00  134,904.00  -804.00  107,427.00  117,454.00  106,677.00							-
Operation Expenses Landscaping & Groundskeeping Common Area Landscape Maintenance Contract  34,500.00  34,101.00  399.00  34272  34026  34026    Common Area Landscape Maintenance - Outside of Contract  1,500.00  1,500.00  0.00  0  530  1126    Common Area Indigation - Repairs & Backflow  4,500.00  4,500.00  0.00  3489  3857  5985    Total Common Areas Expenses  40,500.00  40,101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance  Miscellaneous Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0.00  1,423.00    Utilities  Electricity  800.00  700.00  0.00  19660  24652  16885    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Operation Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  <		· · · · · · · · · · · · · · · · · · ·					
Laidscaping & Groundskeeping Common Area  34,500.00  34,101.00  399.00  34272  34026  34026    Common Area Landscape Maintenance Contract  1,500.00  1,500.00  0.00  0  530  1126    Common Area Landscape Maintenance - Outside of Contract  4,500.00  4,000.00  0.00  3489  3857  55985    Total Common Areas Expenses  40,500.00  40,101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance  Miscellaneous Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0  1423.00    Utilities  Electricity  800.00  700.00  0.00  1423.00    Utilities  20,000.00  20,000.00  20,000  1423.00    Utilities  800.00  70.00.00  0.00  1423.00    Utilities  20,000.00  20,000.00  20,000.00  20,000.00  1423.00    Utilities  20,000.00  20,000.00  100.00  194,53.00  25,328.00  17,454.00    Total Operation Expenses	Total Administrative Expenses	59,955.00	62,103.00	-2,148.00	44,618.00	49,297.00	42,097.00
Common Area Landscape Maintenance Contract  34,500.00  34,101.00  399.00  34272  34026  34026    Common Area Landscape Maintenance - Outside of Contract  1,500.00  1,500.00  0.00  0  530  1126    Common Area Landscape Maintenance - Outside of Contract  1,500.00  4,500.00  0.00  3489  3857  5985    Total Common Areas Expenses  40,500.00  40,101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance  Miscellaneous Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0  0  1423    Total Repairs & Maintenance  Maintenance  800.00  7,000.00  0.00  0.00  1,423.00    Utilities  20,000.00  20,000.00  100.00  193  676  569    Vater  20,000.00  20,000.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Depration Expenses	Landscaping & Groundskeeping						
Common Area Landscape Maintenance - Outside of Contract Common Area Irrigation - Repairs & Backflow  1,500.00  1,500.00  0.00  3489  3857  5985    Total Common Areas Expenses  40,500.00  40,101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance Miscellaneous Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0  1,423.00    Utilities Electricity  800.00  700.00  0.00  0.00  0.00  1,423.00    Vater  20,000.00  20,000.00  20,000.00  0.00  1,423.00    Total Repairs & Maintenance & Materials  7,000.00  7,000.00  0.00  0.00  1,423.00    Utilities  800.00  700.00  100.00  793  676  569    Water  20,000.00  20,000.00  100.00  19,453.00  25,328.00  17,454.00    Total Utilities Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Utilities Expenses  134,100.00  134,904.00  -804.00  107,42		34,500.00	34,101.00	399.00	34272	34026	34026
Total Common Areas Expenses  40,500.00  40,101.00  399.00  37,761.00  38,413.00  41,137.00    Repairs & Maintenance Miscellaneous Repairs, Maintenance & Materials Total Repairs & Maintenance Expenses  7,000.00  7,000.00  0.00  0  1423    Utilities Electricity  800.00  7000.00  7000.00  0.00  0.00  1,423.00    Utilities Electricity  800.00  700.00  100.00  793  676  569    Yotar  20,000.00  20,000.00  0.00  18660  24652  16885    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Operation Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  124,000.00  42,000.00  42,000.00  42,000.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00	•	,	,			530	
Repairs & Maintenance Miscellaneous Repairs, Maintenance & Materials  7,000.00  7,000.00  0.00  0  1423    Total Repairs & Maintenance Expenses  7,000.00  7,000.00  0.00  0.00  0.00  1,423.00    Utilities Electricity  800.00  700.00  0.00  0.00  1,423.00    Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Operation Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  134,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00  804.00  16296  15540<	Common Area Irrigation - Repairs & Backflow	4,500.00	4,500.00	0.00	3489	3857	5985
Miscellaneous Repairs, Maintenance & Materials Total Repairs & Maintenance Expenses  7,000.00  7,000.00  0.00  0  1423    Utilities Electricity  800.00  7,000.00  0.00  0.00  0.00  1,423.00    Utilities Electricity  800.00  700.00  100.00  793  676  569    Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  Common Area - Reserve Allocation (See Reserve Study)	Total Common Areas Expenses	40,500.00	40,101.00	399.00	37,761.00	38,413.00	41,137.00
Miscellaneous Repairs, Maintenance & Materials Total Repairs & Maintenance Expenses  7,000.00  7,000.00  0.00  0  1423    Utilities Electricity  800.00  7,000.00  0.00  0.00  0.00  1,423.00    Utilities Electricity  800.00  700.00  100.00  793  676  569    Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  Common Area - Reserve Allocation (See Reserve Study)	Repairs & Maintenance						
Total Repairs & Maintenance Expenses  7,000.00  7,000.00  0.00  0.00  0.00  1,423.00    Utilities Electricity  800.00  700.00  100.00  793  676  569    Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Total Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  0.00  0.00  0.00  0  0  0  0  0  0  0  0  0  0  0  0  0<	•	7,000.00	7,000.00	0.00	0	0	1423
Electricity  800.00  700.00  100.00  793  676  569    Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  10xunhomes Expenses  42,000.00  42,000.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00  804.00  16296  15540  16338    Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296.00  15,540.00  16,338.00    Total Reserve Contributions  17,100.00  16,296.00  804.00		7,000.00	7,000.00	0.00	0.00	0.00	
Electricity  800.00  700.00  100.00  793  676  569    Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  100,000  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00  804.00  16296  15540  16338    Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16,296.00  15,540.00  16,338.00    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,	14:14:						
Water  20,000.00  20,000.00  0.00  18660  24652  16885    Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  100,000  42,000.00  0.00  42246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00  804.00  16296  15540  16338    Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16,296.00  16,296.00  16,338.00    Total Reserve Contributions  17,100.00  16,296.00  804.		800.00	700.00	100.00	702	676	560
Total Utilities Expenses  20,800.00  20,700.00  100.00  19,453.00  25,328.00  17,454.00    Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  100,00  42,000.00  0.00  42246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  0.00  0.00  0.00  16296  15540  16338    Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296.00  15,540.00  16,338.00    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,296.00  16,338.00	,						
Total Operation Expenses  74,145.00  72,801.00  1,344.00  57,214.00  63,741.00  60,014.00    Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  100,000  42,000.00  42,000.00  42,246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16,296.00  15,540.00  16,338.00							
Total Expenses  134,100.00  134,904.00  -804.00  107,427.00  117,484.00  106,677.00    Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  134,000.00  42,000.00  42,000.00  42246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16,296.00  16,296.00  16,296.00  16,296.00  16,296.00  16,338.00							
Net Ordinary Income  59,100.00  58,296.00  804.00  86,293.00  71,829.00  82,553.00    Townhomes  Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  0.00  42246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Contributions  0.00  0.00  0.00  0  0  0    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,296.00  16,338.00	Total Operation Expenses	74,145.00	72,801.00	1,344.00	57,214.00	63,741.00	60,014.00
Townhomes  42,000.00  42,000.00  0.00  42246  41986  41986    Total Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  0.00  0.00  0  0  0    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,296.00  16,338.00	Total Expenses	134,100.00	134,904.00	-804.00	107,427.00	117,484.00	106,677.00
Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  0.00  42246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  77,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  0.00  0.00  0.00  0  0  0  0    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,296.00  0	Net Ordinary Income	59,100.00	58,296.00	804.00	86,293.00	71,829.00	82,553.00
Townhomes Landscape Maintenance Contract  42,000.00  42,000.00  0.00  42246  41986  41986    Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  77,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16,296.00  0  0  0  0    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,296.00  16,296.00  16,338.00	Townhomes						
Total Townhomes Expenses  42,000.00  42,000.00  0.00  42,246.00  41,986.00  41,986.00    Reserve Contributions  Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  0.00  0.00  0.00  0		42 000 00	42 000 00	0.00	422/6	41986	41986
Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  0.00  0.00  0.00  0 <th< td=""><th></th><td></td><td></td><td></td><td></td><td></td><td></td></th<>							
Common Area - Reserve Allocation (See Reserve Study)  17,100.00  16,296.00  804.00  16296  15540  16338    Alley Ways - Reserve Allocation (See Reserve Study)  0.00  0.00  0.00  0 <td< td=""><th>Deceme Contributions</th><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Deceme Contributions						
Alley Ways - Reserve Allocation (See Reserve Study)  0.00  0.00  0.00  0  0  0    Total Reserve Contributions  17,100.00  16,296.00  804.00  16,296.00  15,540.00  16,338.00		17 100 00	16 206 00	804 00	16006	166/0	16000
Total Reserve Contributions 17,100.00 16,296.00 804.00 16,296.00 15,540.00 16,338.00							
Net Income  0.00  0.00  0.00  27,751.00  14,303.00  24,229.00		,					·
	Net Income	0.00	0.00	0.00	27,751.00	14,303.00	24,229.00

<sup>1</sup> Actuals on these income items. See financial report for full actual income

<sup>2</sup> Anticipated actual amounts based on previous 12 month history

# Village Green Homeowners Association

## 2023 Homeowner Monthly Assessment Effective January 1, 2023

#### 2023 Monthly Assessment

Homes Assessed	Number of Homes	General Operating Assessment	Common Area Reserve Fund Assessment		Alley Way Reserve Fund Assessment	Total Yearly Assessment Per Home	Total Monthly Assessment Per Home
Townhomes (T)	48	319.29	40.71	840.00	0.00	1,200.00	100.00
Townhomes Alley Way (TA)	2	319.29	40.71	840.00	0.00	1,200.00	100.00
Single Family Alley Way (SA)	58	319.29	40.71	0.00	0.00	360.00	30.00
Single Family (S)	312	319.29	40.71	0.00	0.00	360.00	30.00
Home Total	420	134,100.00	17,100.00	42,000.00	0.00		

### State Required Disclosures:

The Association has a reserve study that does meet the requirements of RCW 64.90.550.

The proposed budget meets the recommendations of the most recent reserve study.

Per the most recent Reserve Study the Association's reserves are 117% funded. This represents a surplus of \$59.47 per lot. Per the most recent Reserve Study the Association's Alleyways reserves are 95% funded. This represents a deficiency of \$52.60 per alleyway lot.