

**Greenleaf Trails HOA
2022 Budget Forecast**

January - December 2022

2019 - 2020 HOA Dues including Lien Fees as of 12/31/2019
Springs at Greenleaf Trials HOA Contributions
TOTAL POTENTIAL REVENUE

	\$	90,852.77
	\$	27,040.00
	\$	117,892.77

EXPENSE

Landscaping

Annual Lawn Maintenance	\$	79,850.00	
Tree Maintenance (common are trees)	\$	2,000.00	
Tree Watering (common area trees)	\$	300.00	
Pond Maintenance	\$	2,800.00	
Garbage (common areas)	\$	1,000.00	
Lawn Maintenance (outside items not in annual contract)	\$	1,500.00	
Total Landscaping	\$		87,450.00

Insurance Expense

Liability Insurance Expense	\$	5,519.00	
Total Insurance Expense	\$		5,519.00

Legal and Other Professional Fees

CPA Accounting Fees	\$	150.00	
Lien Filing fees	\$	162.00	
Other Legal Fees	\$	45.00	
Total Legal and Other Professional Fees	\$		357.00

Repairs & Maintenance Expense

Splash Pad Repairs	\$	1,282.00	
Irrigation System Repairs	\$	2,000.00	
Fence Repairs	\$	550.00	
Total Repairs & Maintenance Expense	\$		3,832.00

Taxes Expense

Property Taxes	\$	79.95	
Total Taxes Expense	\$		79.95

Utilities Expense

Water & Sewer	\$	15,661.00	
Electric	\$	3,100.00	
Total Utilities Expense	\$		18,761.00

Office Expense

Supplies	\$	25.00	
Postage	\$	650.00	
Total Office Expense	\$		675.00

Other Expense

Management Fees Expense	\$	9,325.00	
Meals (HOA Annual Gathering/Meeting)	\$	2,789.00	
Bank Fees	\$	25.00	
Website Expenses	\$	500.00	
HOA Signage	\$	105.00	
Total Office Expense	\$		12,744.00

TOTAL EXPENSES

\$ **140,856.95**

NET INCOME

\$ **(22,964.18)**

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2022.

The potential deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.

In 2021, the Developer contributions totaled \$78,605.00

The Greenleaf Trails HOA bank balance as of 12/28/2021 is \$4896.97(2022 Prepays are included in the 12/31/2021 bank balance)