

**Greenleaf Trails HOA  
2023 Budget Forecast**

**January - December 2023**

HOA Dues including Lien Fees as of 11/28/2022		\$	105,325.00
SPGLT HOA Contribution		\$	27,040.00
Late Fees		\$	800.00
<b>TOTAL POTENTIAL REVENUE</b>		<b>\$</b>	<b>133,165.00</b>
<b>EXPENSE</b>			
Landscaping			
Annual Lawn Maintenance	\$	95,750.00	
Tree Maintenance (common are trees)	\$	2,000.00	
Tree Watering (common area trees)	\$	300.00	
Pond Maintenance	\$	-	
Garbage (common areas)	\$	3,900.00	
Lawn Maintenance (outside items not in annual contract)	\$	1,500.00	
<b>Total Landscaping</b>		<b>\$</b>	<b>103,450.00</b>
Insurance Expense			
Liability Insurance Expense	\$	5,600.00	
<b>Total Insurance Expense</b>		<b>\$</b>	<b>5,600.00</b>
Legal and Other Professional Fees			
CPA Accounting Fees	\$	150.00	
Lien Filing fees	\$	162.00	
Other Legal Fees	\$	45.00	
<b>Total Legal and Other Professional Fees</b>		<b>\$</b>	<b>357.00</b>
Repairs & Maintenance Expense			
Splash Pad Repairs	\$	500.00	
Irrigation System Repairs	\$	2,000.00	
Fence Repairs	\$	550.00	
<b>Total Repairs &amp; Maintenance Expense</b>		<b>\$</b>	<b>3,050.00</b>
Taxes Expense			
Property Taxes	\$	79.95	
<b>Total Taxes Expense</b>		<b>\$</b>	<b>79.95</b>
Utilities Expense			
Water & Sewer	\$	13,750.00	
Electric	\$	5,000.00	
<b>Total Utilities Expense</b>		<b>\$</b>	<b>18,750.00</b>
Office Expense			
Supplies	\$	25.00	
Postage	\$	650.00	
<b>Total Office Expense</b>		<b>\$</b>	<b>675.00</b>
Other Expense			
Management Fees Expense	\$	12,640.00	
Meals (HOA Annual Gathering/Meeting)	\$	5,000.00	
Bank Fees	\$	25.00	
Website Expenses	\$	540.00	
HOA Signage	\$	105.00	
<b>Total Office Expense</b>		<b>\$</b>	<b>18,310.00</b>
<b>TOTAL EXPENSES</b>		<b>\$</b>	<b>150,271.95</b>
<b>NET INCOME</b>		<b>\$</b>	<b>(17,106.95)</b>

**NOTES:**

This budget is a soft prediction of potential revenue and expected expenses for 2023.

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

In 2022, the Developer contributions totaled \$109,316.00 (fence replacement)