

Tower24 Village Owners Association, Inc.
2022 ADOPTED BUDGET

	# of units:		LOTS 9-48		1		3		1		2022 PROPOSED BUDGET		2021 BUDGET		2021 PROJECTED ACTUALS	
	2022 ADOPTED BUDGET	Lot 1-8	8	Detached	Attached	Lots 49	Lots 50,51,52	Lot 53	2022 PROPOSED BUDGET	2021 BUDGET	2021 PROJECTED ACTUALS	2021 BUDGET	2021 PROJECTED ACTUALS			
Administrative																
Management Fees	\$ 10,000.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 3,200.00	\$ 1,000.00	\$ 3,300.00	\$ 900.00	\$ 10,000.00	\$ 9,846.00	\$ 9,846.00	\$ 2,000.00	\$ 2,000.00			
Office Expenses	\$ 2,000.00	\$ 160.00	\$ 160.00	\$ 640.00	\$ 640.00	\$ 200.00	\$ 660.00	\$ 180.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 400.00	\$ 400.00			
Tax Return	\$ 400.00	\$ 32.00	\$ 32.00	\$ 128.00	\$ 128.00	\$ 40.00	\$ 132.00	\$ 36.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ -			
Financial Statement Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Legal Fees	\$ 250.00	\$ 20.00	\$ 20.00	\$ 80.00	\$ 80.00	\$ 25.00	\$ 82.50	\$ 22.50	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ -			
Insurance for Common Area (liability & property)	\$ 7,200.00	\$ 576.00	\$ 576.00	\$ 2,304.00	\$ 2,304.00	\$ 720.00	\$ 2,376.00	\$ 648.00	\$ 7,200.00	\$ 6,507.00	\$ 6,507.00	\$ 5,390.75	\$ 5,390.75			
Bad Debt Expense 1 Non Payer	\$ 250.00	\$ 20.00	\$ 20.00	\$ 80.00	\$ 80.00	\$ 25.00	\$ 82.50	\$ 22.50	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ -			
Annual Report	\$ 62.00	\$ 4.96	\$ 4.96	\$ 19.84	\$ 19.84	\$ 6.20	\$ 20.46	\$ 5.58	\$ 62.00	\$ 62.00	\$ 62.00	\$ -	\$ -			
LOTS 1-8																
Front Yard Mowing	\$ 2,880.00	\$ 2,880.00							\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 3,240.00	\$ 3,240.00			
Exterior Fertilization & Pest Control	\$ 1,640.00	\$ 1,640.00							\$ 1,640.00	\$ 1,640.00	\$ 1,640.00	\$ 1,723.55	\$ 1,723.55			
Front Yard Irrigation Maintenance	\$ 1,392.00	\$ 1,392.00							\$ 1,392.00	\$ 1,392.00	\$ 1,392.00	\$ 1,392.00	\$ 1,392.00			
Tree Maintenance (Street Trees only)	\$ 630.00	\$ 630.00							\$ 630.00	\$ 630.00	\$ 630.00	\$ -	\$ -			
Pressure Washing (Sidewalks/curbs/gutters)	\$ -	\$ -							\$ -	\$ -	\$ -	\$ -	\$ -			
Landscap Supplies (Pinestraw: \$5/Bale)	\$ 860.00	\$ 860.00							\$ 860.00	\$ 860.00	\$ 860.00	\$ -	\$ -			
LOTS 9-48																
Front Yard Mowing	\$ 6,720.00	\$ 6,720.00	\$ 1,344.00	\$ 5,376.00	\$ 5,376.00				\$ 6,720.00	\$ 6,720.00	\$ 6,720.00	\$ 7,560.00	\$ 7,560.00			
Exterior Fertilization & Pest Control plus Alleys	\$ 6,962.80	\$ 6,962.80	\$ 1,392.56	\$ 5,570.24	\$ 5,570.24				\$ 6,962.80	\$ 6,962.80	\$ 6,962.80	\$ 7,733.00	\$ 7,733.00			
Front Yard Irrigation Maintenance	\$ 4,560.00	\$ 4,560.00	\$ 912.00	\$ 3,648.00	\$ 3,648.00				\$ 4,560.00	\$ 4,560.00	\$ 4,560.00	\$ 4,560.00	\$ 4,560.00			
Tree Maintenance	\$ 2,680.00	\$ 2,680.00	\$ 536.00	\$ 2,144.00	\$ 2,144.00				\$ 2,680.00	\$ 2,680.00	\$ 2,680.00	\$ 3,160.00	\$ 3,160.00			
Building Maintenance	\$ 500.00	\$ 500.00	\$ 100.00	\$ 400.00	\$ 400.00				\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00			
Pressure Washing (Sidewalks/curbs/gutters)	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -	\$ -	\$ -			
Roof Repairs	\$ 3,000.00	\$ 3,000.00	\$ 600.00	\$ 2,400.00	\$ 2,400.00				\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 595.00	\$ 595.00			
Landscap Supplies (Pinestraw: \$5/Bale)	\$ 4,400.00	\$ 4,400.00	\$ 880.00	\$ 3,520.00	\$ 3,520.00				\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00			
LOTS 49-52																
Mowing	\$ 2,460.00	\$ 2,460.00	\$ 572.09	\$ 1,887.91	\$ 1,887.91				\$ 2,460.00	\$ 2,460.00	\$ 2,460.00	\$ 2,768.00	\$ 2,768.00			
Fertilization & Pest Control	\$ 2,000.16	\$ 2,000.16	\$ 465.15	\$ 1,535.01	\$ 1,535.01				\$ 2,000.16	\$ 2,000.16	\$ 2,000.00	\$ 2,121.00	\$ 2,121.00			
Pressure Washing (Sidewalks/curbs/gutters)	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -	\$ -	\$ -			
Landscap Supplies (Pinestraw: \$5/Bale)	\$ 2,500.00	\$ 2,500.00	\$ 581.40	\$ 1,918.60	\$ 1,918.60				\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00			
LOT 53																
Fertilization & Pest Control	\$ 2,864.00	\$ 2,864.00	\$ -	\$ -	\$ -				\$ 2,864.00	\$ 2,864.00	\$ 2,864.00	\$ 3,708.00	\$ 3,708.00			
Irrigation Maintenance	\$ 1,080.00	\$ 1,080.00	\$ -	\$ -	\$ -				\$ 1,080.00	\$ 1,080.00	\$ 1,080.00	\$ 1,154.00	\$ 1,154.00			
Common Area Expenses																
Common Area Mowing	\$ 11,640.00	\$ 931.20	\$ 931.20	\$ 3,724.80	\$ 3,724.80	\$ 1,164.00	\$ 3,841.20	\$ 1,047.60	\$ 11,640.00	\$ 11,640.00	\$ 11,640.00	\$ 13,095.00	\$ 13,095.00			
Landscap Supplies (Pinestraw: \$5/Bale)	\$ 3,500.00	\$ 280.00	\$ 280.00	\$ 1,120.00	\$ 1,120.00	\$ 350.00	\$ 1,155.00	\$ 315.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00			
General Maintenance	\$ 3,500.00	\$ 280.00	\$ 280.00	\$ 1,120.00	\$ 1,120.00	\$ 350.00	\$ 1,155.00	\$ 315.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,217.00	\$ 3,217.00			
Fertilization & Pest Control	\$ 1,590.00	\$ 127.20	\$ 127.20	\$ 508.80	\$ 508.80	\$ 159.00	\$ 524.70	\$ 143.10	\$ 1,590.00	\$ 1,590.00	\$ 1,590.00	\$ 1,654.00	\$ 1,654.00			
Irrigation System Maintenance	\$ 5,125.00	\$ 410.00	\$ 410.00	\$ 1,640.00	\$ 1,640.00	\$ 512.50	\$ 1,691.25	\$ 461.25	\$ 5,125.00	\$ 5,125.00	\$ 5,125.00	\$ 5,125.00	\$ 5,125.00			
Tree Maintenance	\$ 2,000.00	\$ 160.00	\$ 160.00	\$ 640.00	\$ 640.00	\$ 200.00	\$ 660.00	\$ 180.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 837.00	\$ 837.00			
Utilities	\$ 31,698.00	\$ 2,535.84	\$ 2,535.84	\$ 10,143.36	\$ 10,143.36	\$ 3,169.80	\$ 10,460.34	\$ 2,852.82	\$ 31,698.00	\$ 31,698.00	\$ 31,698.00	\$ 31,700.00	\$ 31,700.00			
Retention Pond Recertification - Every other year	\$ 257.00	\$ 20.56	\$ 20.56	\$ 82.24	\$ 82.24	\$ 25.70	\$ 84.81	\$ 23.13	\$ 257.00	\$ 257.00	\$ 257.00	\$ -	\$ -			
Road Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Sign/Tower Maintenance	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 116.28	\$ 383.72	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -			
Well repairs and maintenance	\$ 500.00	\$ 40.00	\$ 40.00	\$ 160.00	\$ 160.00	\$ 50.00	\$ 165.00	\$ 45.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -			
Proposed Total Operating Budget	\$ 127,600.96	\$ 13,799.76	\$ 13,799.76	\$ 48,649.28	\$ 48,649.28	\$ 9,732.12	\$ 32,116.00	\$ 11,141.48	\$ 127,600.96	\$ 128,944.00	\$ 128,944.00	\$ 124,801.30	\$ 124,801.30			
Prior Year Total Reserves Budget	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVES																
Urban Wall/Fence Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 816.00	\$ 816.00			
Wood Fencing Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ 400.00			

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2022 ADOPTED BUDGET

	# of units: 2022 ADOPTED BUDGET	LOTS 9-48					2022 PROPOSED BUDGET	2021 BUDGET	2021 PROJECTED ACTUALS
		8	8	8	1	1			
Urban Wall/Fence Replacement	\$ 2,839.69	\$ 227.17	\$ 908.70	\$ 283.97	\$ 937.10	\$ 2,839.69	\$ 2,210.00	\$ 2,210.00	
Wood Fence Replacement	\$ 2,193.84	\$ 175.51	\$ 702.03	\$ 219.38	\$ 723.97	\$ 2,193.84	\$ 433.00	\$ 433.00	
Zone 1 roads (alleyways) Paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Zone 3 common roads Paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Small Detached Lots Roofing	\$ 3,246.31	\$ 3,246.31	\$ -	\$ -	\$ -	\$ 3,246.31	\$ 2,061.50	\$ 2,061.50	
Small Detached Homes/Fences: Pressure wash & paint	\$ 6,426.98	\$ 6,426.98	\$ -	\$ -	\$ -	\$ 6,426.98	\$ 5,888.00	\$ 5,888.00	
Small Detached Home Fence Replacement	\$ 1,864.51	\$ 1,864.51	\$ -	\$ -	\$ -	\$ 1,864.51	\$ 320.00	\$ 320.00	
4-plex Attached Roofing	\$ 9,689.53	\$ 9,689.53	\$ -	\$ -	\$ -	\$ 9,689.53	\$ 8,038.00	\$ 8,038.00	
4-plex Attached Homes/Fences: Pressure wash & paint	\$ 17,674.22	\$ 17,674.22	\$ -	\$ -	\$ -	\$ 17,674.22	\$ 12,720.00	\$ 12,720.00	
4-plex Attached Home Fence Replacement	\$ 2,281.94	\$ 2,281.94	\$ -	\$ -	\$ -	\$ 2,281.94	\$ 400.00	\$ 400.00	
Adopted Total Reserves Budget	\$ 46,217.03	\$ 402.68	\$ 11,940.49	\$ 503.35	\$ 1,661.06	\$ 46,217.03	\$ 26,293.50	\$ 36,138.50	
Prior Year Total Reserves Budget		\$ 474.00	\$ 9,565.00	\$ 592.00	\$ 1,954.00	\$ 533.00			
Total Budget	\$ 173,817.99	\$ 14,202.44	\$ 24,102.81	\$ 10,235.47	\$ 33,777.06	\$ 173,817.99	\$ 165,238.00	\$ 160,939.80	
Adopted Total Dues Required for each lot type		\$ 13,524.00	\$ 22,576.00	\$ 9,935.00	\$ 32,596.00	\$ 173,817.99	\$ 165,238.00	\$ 165,238.00	
Prior Year Total Dues Required for each lot type									
2022 Total Annual Dues Per Unit \$ 1,775.31 \$ 3,012.85 \$ 2,497.05 \$ 10,235.47 \$ 11,259.02 \$ 11,594.50									
2022 Total Quarterly Dues Per Unit \$ 443.83 \$ 753.21 \$ 624.26 \$ 2,568.87 \$ 2,814.76 \$ 2,898.62									
2022 Total Monthly Dues Per Completed Lot \$ 147.94 \$ 251.07 \$ 208.09 \$ 852.96 \$ 938.25 \$ 966.21									
Prior Year Total Annual Dues Per Unit	\$ 1,690.50	\$ 2,821.99	\$ 2,350.63	\$ 9,934.93	\$ 10,865.43	\$ 11,387.01			
Prior Year Total Quarterly Dues Per Unit	\$ 423.43	\$ 705.50	\$ 587.66	\$ 2,483.73	\$ 2,716.36	\$ 2,846.75			
Prior Year Total Monthly Dues Per Completed Lot	\$ 140.88	\$ 235.17	\$ 195.89	\$ 830.61	\$ 908.42	\$ 951.35			
Monthly dues increase (decrease) from prior year budget	\$ 7.07	\$ 15.91	\$ 12.20	\$ 22.35	\$ 29.83	\$ 14.86			
Percent increase (decrease) from prior year budget	5.02%	6.76%	6.23%	2.69%	3.28%	1.56%			

ADOPTED: x _____ Date: _____