

November 22, 2021

Dear Member,

The Board of Directors of Greenbelt Station Master Association, Inc. has signed a resolution to approve the assessment rate(s) and the annual budget for the 2022 fiscal year.

The assessment rate(s) will increase for the 2022 fiscal year. The assessment rates for the 2022 fiscal year are effective as of January 01, 2022:

The SUB ASSOCIATION(WHOLE) - THE COURTS assessment rate for the upcoming fiscal year will be increasing to \$4,237.50 per month from last year's rate of \$3,987.50 per month.

The SUB ASSOCIATION(WHOLE) - THE POINTE assessment rate for the upcoming fiscal year will be increasing to \$3,051.00 per month from last year's rate of \$2,871.00 per month.

The SUB ASSOCIATION(WHOLE) - THE VISTAS assessment rate for the upcoming fiscal year will be increasing to \$3,729.00 per month from last year's rate of \$3,509.00 per month.

The TOWNHOME W/ ALLEY assessment rate for the upcoming fiscal year will be increasing to \$84.75 per month from last year's rate of \$79.75 per month.

The TOWNHOMES assessment rate for the upcoming fiscal year will be increasing to \$81.00 per month from last year's rate of \$76.00 per month.

Assessments are invoiced by Coupons.

As a reminder, you can access your account, register for the ACH assessment payment option, and access other association information using the Community Association Management Professionals Resident Portal at [www.gocampmgmt.com](http://www.gocampmgmt.com).

The Annual Budget for the 2022 fiscal year is attached.

Sincerely,

Greenbelt Station Master Association, Inc. Board of Directors

## **Annual Budget - Resident Budget Package**

**Greenbelt Station Master Association, Inc.**

**Annual Budget for Fiscal Year 2022**



**Prepared on: 11/22/2021**

## Greenbelt Station Master Association, Inc. Revenue and Expense Budget Summary for FY 2022

	Operating Fund	Replacement Fund	Alley Fund	Consolidated
Revenues				
Assessments				
Regular Assessments	\$501,057	-	-	\$501,057
TOTAL of Regular Assessments	\$501,057	-	-	\$501,057
Other Assessments	\$4,150	-	-	\$4,150
TOTAL of Other Assessments	\$4,150	-	-	\$4,150
Assessment Allocation	(\$77,190)	\$62,400	\$14,790	
TOTAL of Assessment Allocation	(\$77,190)	\$62,400	\$14,790	
TOTAL of Assessments	\$428,017	\$62,400	\$14,790	\$505,207
Other Income	\$9,400	-	-	\$9,400
TOTAL of Other Income	\$9,400	-	-	\$9,400
TOTAL of Revenues	\$437,417	\$62,400	\$14,790	\$514,607
Expenses				
Operating Expenses				
Direct Operating Expenses				
Utilities	\$10,000	-	-	\$10,000
Landscape Maint. - General	\$161,727	-	-	\$161,727
Repair and Maint. - General	\$8,100	-	-	\$8,100
Exterminating		-	-	
Taxes - Real Property	\$1,500	-	-	\$1,500
Trash Removal	\$109,080	-	-	\$109,080
TOTAL of Direct Operating Expenses	\$290,407		-	\$290,407
General and Administrative Expenses				
Professional Fees	\$9,650	-	-	\$9,650
Homeowner Activities	\$9,000	-	-	\$9,000
Insurance	\$9,372	-	-	\$9,372
Management Fee	\$135,404	-	-	\$135,404
Administration	\$10,000	-	-	\$10,000
TOTAL of General and Administrative Expenses	\$173,426	-	-	\$173,426
TOTAL of Operating Expenses	\$463,833		-	\$463,833
Capital Expenditures (Non-capitalized)				
Capital Expenditures	-	\$42,200	\$14,790	\$56,990
TOTAL of Capital Expenditures	-	\$42,200	\$14,790	\$56,990
TOTAL of Capital Expenditures (Non-capitalized)	-	\$42,200	\$14,790	\$56,990
Other Expenses		-	-	
TOTAL of Other Expenses		-	-	

**Final**

Printed on 11/22/2021

**Greenbelt Station Master Association, Inc.  
Revenue and Expense Budget Summary for FY 2022**

	Operating Fund	Replacement Fund	Alley Fund	Consolidated
Depreciation				
TOTAL of Expenses	\$463,833	\$42,200	\$14,790	\$520,823
Net Surplus (Deficit)	(\$26,416)	\$20,200	-	(\$6,216)