

Number of Units **59**
 Percentage of Increase/Decrease 2023 vs. 2024 **0%**

\$325.39 2021 Monthly Assessment
\$326.01 2022 Monthly Assessment
\$368.67 2023 Proposed Assessment
\$370.47 2024 Proposed Monthly Assessment

\$ Inc.: **\$1.80**

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Revenue					
Association Dues	\$ 230,815.00	\$ 261,018.55	\$ 261,018.55	\$ 262,294.68	
Collection Fee Revenue/Misc.	\$ 1,704.00	\$ -	\$ -	\$ -	
Total Revenue:	\$ 232,519.00	\$ 261,018.55	\$ 261,018.55	\$ 262,294.68	
LESS: Bad Debt Expense	\$ 1,361.00	\$ -	\$ -	\$ 1,500.00	However Bad debt Dec \$7,752.00
LESS: Reserve Fund Transfer	\$ 126,500.00	\$ 155,000.00	\$ 155,000.00	\$ 135,000.00	Leaving amount the same as Roof/ Paint will be more.
Total Transfers between Funds:	\$ 106,019.00	\$ 155,000.00	\$ 155,000.00	\$ 135,000.00	Reserves are well funded. Savings of Trellises

They want the wood Trellises Removed saving \$52,371.00

Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Landscape Contract	\$ 44,148.00	\$ 41,839.00	\$ 39,313.00	\$ 39,313.00	New contract Prince and Sons
Landscape (Not in contract)	\$ 16,857.00	\$ 12,760.00	\$ 12,829.00	\$ 12,760.00	Mulch and plant replacement as needed/ Rear Landscaping
Irrigation Repair	\$ 1,565.00	\$ 2,500.00	\$ 5,600.00	\$ 5,600.00	
Termite Bond	\$ 7,193.00	\$ 7,193.00	\$ 7,643.00	\$ 11,240.00	Updated Pricing 2023
Power Washing	\$ 15,075.00	\$ 8,000.00	\$ 11,000.00	\$ 15,000.00	Sidewalks \$3800.00 x2 = \$7600.00 Plus full building cleaning 7K
General Maintenance	\$ 2,142.86	\$ 3,500.00	\$ 3,500.00	\$ 2,300.00	2022 We had a credit of \$12,390.00 in Dec?
Gutter Repair	\$ 2,015.00	\$ -	\$ 3,500.00	\$ -	
Gutter Cleaning	\$ 2,800.00	\$ 2,800.00	\$ 4,200.00	\$ 4,200.00	Updated Pricing from Empite Guttres, No longer use Mallards
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	I know they are wanting drainage work
Roof Repairs	\$ 2,175.00	\$ 750.00	\$ 1,725.00	\$ 5,000.00	Roof Replacement is scheduled for 2030/ I do not think they will hold
Water/Reclaimed/Sprinkler	\$ 3,661.00	\$ 5,000.00	\$ 5,008.00	\$ 3,800.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ 1,696.00	\$ -	\$ -	\$ -	
Electricity	\$ 6,411.00	\$ 2,000.00	\$ 2,000.00	\$ 7,000.00	
Administrative Fee (@\$338.52 per unit)	\$ 14,160.00	\$ 19,204.00	\$ 19,204.00	\$ 19,972.68	This was changed to reflect new amount Post meeting
Misc. - Coupon book @ \$8 per unit	\$ 709.00	\$ 472.00	\$ 630.00	\$ 709.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ 398.00	\$ -	\$ -	\$ 400.00	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 121,005.86	\$ 106,018.00	\$ 116,152.00	\$ 127,294.68	
Net Income/Loss	\$ 5,494.14	\$ 0.55	\$ (10,133.45)	\$ -	