

Number of Units **12**
 Percentage of Increase/Decrease: **10%**

\$342.82 2021 Monthly Assessment
\$375.56 2022 Monthly Assessment
\$381.87 2023 Proposed Assessment
\$418.47 2024 Proposed Monthly Assessment

\$ Inc.:

\$36.61

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
					37,128.00
					64,292.00
Revenue	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Association Dues	\$ 54,081.00	\$ 54,988.67	\$ 54,080.64	\$ 60,260.24	
Collection Fee Revenue/Misc.	\$ 569.00	\$ -	\$ 196.75	\$ -	
Total Revenue:	\$ 54,650.00	\$ 54,988.67	\$ 54,277.39	\$ 60,260.24	
LESS: Bad Debt Expense	\$ 1.00	\$ -	\$ -	\$ -	Per Reserve Study \$34,200.00 2024
LESS: Reserve Fund Transfer	\$ 25,800.00	\$ 33,000.00	\$ 33,000.00	\$ 36,000.00	Per 2022 Fund inc 9K / End of year balance \$41,435/ \$57,382.00
Total Transfers between Funds:	\$ 28,850.00	\$ 33,000.00	\$ 33,000.00	\$ 36,000.00	Current balance as of 06/30/2023 \$32,128 due to funds owed to operating
					Fencing will need fixed not replaced
					End of 2024 the funds balance needs to be
Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Landscape Contract	\$ 11,391.00	\$ 11,391.00	\$ 11,802.00	\$ 11,802.00	New Contract Prince and Sons / Keep in mind Mulch is not in contract
Landscape (Not in contract)	\$ 4,845.00	\$ -	\$ 2,950.00	\$ 1,500.00	Mulch?
Irrigation Repair	\$ 515.00	\$ 800.00	\$ 2,025.00	\$ 700.00	Lateral Repair 2023
Termite Bond	\$ 1,438.00	\$ 1,438.00	\$ 1,525.00	\$ 1,526.00	New Contract Pricing
Power Washing	\$ 3,560.00	\$ 1,188.00	\$ 2,375.00	\$ 1,100.00	
General Maintenance	\$ (735.00)	\$ 700.00	\$ -	\$ 500.00	
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,975.00	\$ 400.00	\$ -	\$ 1,200.00	New Pricing with Empire Gutters \$1200/ if removed 25%
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ 3,375.00	\$ 175.00	\$ 1,200.00	\$ 175.00	There have been multiple roof issues needing corrected/ Being addressed in 2023
Water/Reclaimed/Sprinkler	\$ 363.00	\$ 860.41	\$ 441.00	\$ 550.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 873.00	\$ 1,035.00	\$ 950.00	\$ 950.00	
Administrative Fee (@\$338.52 per unit)	\$ 3,600.00	\$ 3,906.00	\$ 3,906.00	\$ 4,062.24	This was changed to the new amount post meeting
Misc. - Coupon book @ \$8 per unit and Misc A	\$ 64.00	\$ 152.00	\$ 170.00	\$ 170.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ 375.00	\$ -	\$ -	\$ -	
Legal and Professional	\$ 22.00	\$ -	\$ -	\$ 25.00	Ballot Mailings
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 31,661.00	\$ 22,045.41	\$ 27,344.00	\$ 24,260.24	
Net Income/Loss	\$ (5,861.00)	\$ (56.74)	\$ (6,066.61)	\$ -	

End of 2023 the balance should be 89,341.00

13 k is scheduled for the rest of 2023- the 4K landscaping 9K 41K balance at the end of 2023

Do not replace fences in 2024 \$20K

Short in reserves \$16K YTD 2023-Could save on shutters by painting 16K will make up negative amount YTD

Current balance as of 06/30/2023 \$32,128 due to funds owed to operating

End of 2024 the funds balance needs to be

101,873.00

This was tree removals

To reserves as there was not enough in operating balance in bank as of 05/23 is 15K in operating