

Golden Aster

Number of Units **3**
 Percentage of Increase/Decrease **1%**

\$302.39 2021 Monthly Assessment
\$307.38 2022 Monthly Assessment
\$325.15 2023 Proposed Assessment
\$329.40 2024 Proposed Monthly Assessment

\$ Inc.:

\$4.25

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
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Revenue	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Association Dues	\$ 11,066.00	\$ 11,705.40	\$ 11,705.40	\$ 11,858.56	\$153.16 increase YOY
Collection Fee Revenue/Misc.	\$ 55.00	\$ -	\$ 42.86	\$ -	
Total Revenue:	\$ 11,121.00	\$ 11,705.40	\$ 11,748.26	\$ 11,858.56	
LESS: Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 3,600.00	\$ 4,900.00	\$ 4,700.00	\$ 4,500.00	2024 Contribution per the 2022 Reserve study \$5100.00
Total Transfers between Funds:	\$ 3,600.00	\$ 4,900.00	\$ 4,700.00	\$ 4,500.00	YTD 2023 as of 06/30 in Reserves \$23,133.00 + 408x6 July- Dec

EOY 2023 Calls for a balance of \$16,632.00 EOY 2024 \$21,597.00

\$2,448.00 = \$25,581.00 - \$259 landscaping \$25,322 Balance at EOY 2023
 \$296.00 Landscaping

Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Landscape Contract	\$ 2,862.00	\$ 2,862.00	\$ 2,568.00	\$ 2,569.00	New Contract Price with Exquisite Lawncare
Landscape (Not in contract)	\$ 1,560.00	\$ 330.00	\$ 730.00	\$ 500.00	
Irrigation Repair	\$ 372.00	\$ 454.00	\$ 454.00	\$ 400.00	
Termite Bond	\$ 360.00	\$ 360.00	\$ 383.00	\$ 382.00	New Contract Price 2023
Power Washing	\$ 1,875.00	\$ 1,200.00	\$ 1,200.00	\$ 1,875.00	Port. Partners \$156x2 sidewalks plus Buildings
General Maintenance	\$ -	\$ 300.00	\$ 350.00	\$ 150.00	
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,025.00	\$ 275.00	\$ 1,075.00	\$ 400.00	updated Priciing with Empire Gutters
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ -	\$ -	
Water/Reclaimed/Sprinkler	\$ -	\$ -	\$ -	\$ -	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ -	\$ -	\$ -	\$ -	
Administrative Fee (@\$338.52 per unit)	\$ 900.00	\$ 977.00	\$ 977.00	\$ 1,015.56	YOY Increase
Misc. - Coupon book @ \$8 per unit and Misc.	\$ 48.00	\$ 48.00	\$ 50.00	\$ 55.00	YOY Increase
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Budget Mailings	\$ 11.00	\$ -	\$ 12.00	\$ 12.00	
Total	\$ 9,013.00	\$ 6,806.00	\$ 7,799.00	\$ 7,358.56	
Net Income/Loss	\$ (1,492.00)	\$ (0.60)	\$ (750.74)		