

Dues Revenue 2023	\$898,377
Dues Increase (5% Inflation)	\$44,919
Dues Increase (Water Increase)	\$27,000
Dues Increase (Insurance Increase)	\$32,321
Dues Increase (Reserves Shortfall)	\$30,500
Parking Revenue (Funds Reserves)	\$77,760
Collections Revenue (Delinquencies Offset; Assuming 80% recouped)	\$107,136
Other Revenue (Fines, Estoppels)	\$12,000
Passthrough Revenue (Cleanup Fees)	\$20,000
Special Assessments	\$0
<b>Total Revenue</b>	<b>\$1,250,013</b>

Insurance	\$315,936
Water	\$282,000
Delinquencies	\$133,920
Landscaping & Pest Control	\$108,000
Reserves Contribution	\$77,760
Maintenance Manager (Trash Pickup, General Maintenance)	\$28,800
Other (Repairs, Supplies, Taxes, Surety, etc.)	\$36,000
Waste Disposal	\$40,000
800k Loan - Debt Service (\$3200 Max / \$ 1800 Avg)	\$28,600
Passthrough Repairs	\$20,000
Legal	\$24,000
Community Manager	\$24,000
Porter (Large Trash Removal, etc. 40 Hours/Month)	\$26,400
Gate Monitoring / Virtual Security Guard (6 months)	\$21,600
Tree Trimming	\$18,000
Electricity	\$15,600
Pressure Washing - Buildings	\$22,000
Sprinklers / Pipes	\$10,800
Software (PayHoa, O365, GotoMeeting, Voting, Website)	\$6,648
Gate Maintenance (6 Months)	\$6,000
Pressure Washing - Sidewalks	\$5,000
Street Lamps -> Master	\$5,000
CPA (Audit and Tax Prep)	\$4,000
Waste Disposal Repairs	\$4,000
Internet for Camera System	\$3,600
Camera System	\$1,200
Live Security Guard (Provided by Allied Security via Master HOA)	\$0
<b>Total Expenses</b>	<b>\$1,268,864</b>

**Net** **-\$18,851**

<b>Reserves</b>	
Balance 2023	\$100,000
2024 Contribution	\$77,760
Reserves Spending (Soil & Erosion, Roofs, Painting, etc )	-\$45,000
<b>Reserves Total</b>	<b>\$132,760</b>

2023 Dues	15% Max Amt	15% Max Total	#Units
270.27	40.54	310.81	277

Increase	2024 Monthly Dues
\$40.54	\$310.81

\$52,393.76 <---- Total Water Shortfall Yearly; Roughly 25% of Annual Expenses is Water  
 \$15.76 <---- Amount HOA is shortfall per month in excess for each units water bill.  
 \$69.08 <---- Amount each unit contributing to water in 2024 Dues  
 \$84.84 <---- Avg Amount of if residents were paying monthly water bills individually

\$50,784 <-- Net Amount being lost because of delinquencies

\$84,800 <--- Total Amount association is paying for trash removal

Reserve study will likely recommended \$160k annually.

<b>Loan</b>	
<b>Total Amount</b>	<b>\$800,000</b>
Parking Lots Repaving	-\$200,000
Errosion	-\$140,000
Overhead Costs	-\$95,000
<b>Current Balance</b>	<b>\$365,000</b>
<b><i>Proposed Projects</i></b>	
Fenced Dumping Area + Trailer + Cameras	\$20,000
New Front Gate (2) & Rear Gate (1)	-\$56,000
Virtual Guard Service at Entrance	-\$44,000
Clearing of Trees/Brush	-\$20,000
New Entrance Road	-\$115,000
Extension of Walls	-\$50,000
Visitor Parking Lot	-\$75,000
Dog Park	-\$10,000
Playground	-\$15,000
<b>Remainder</b>	<b>\$0</b>