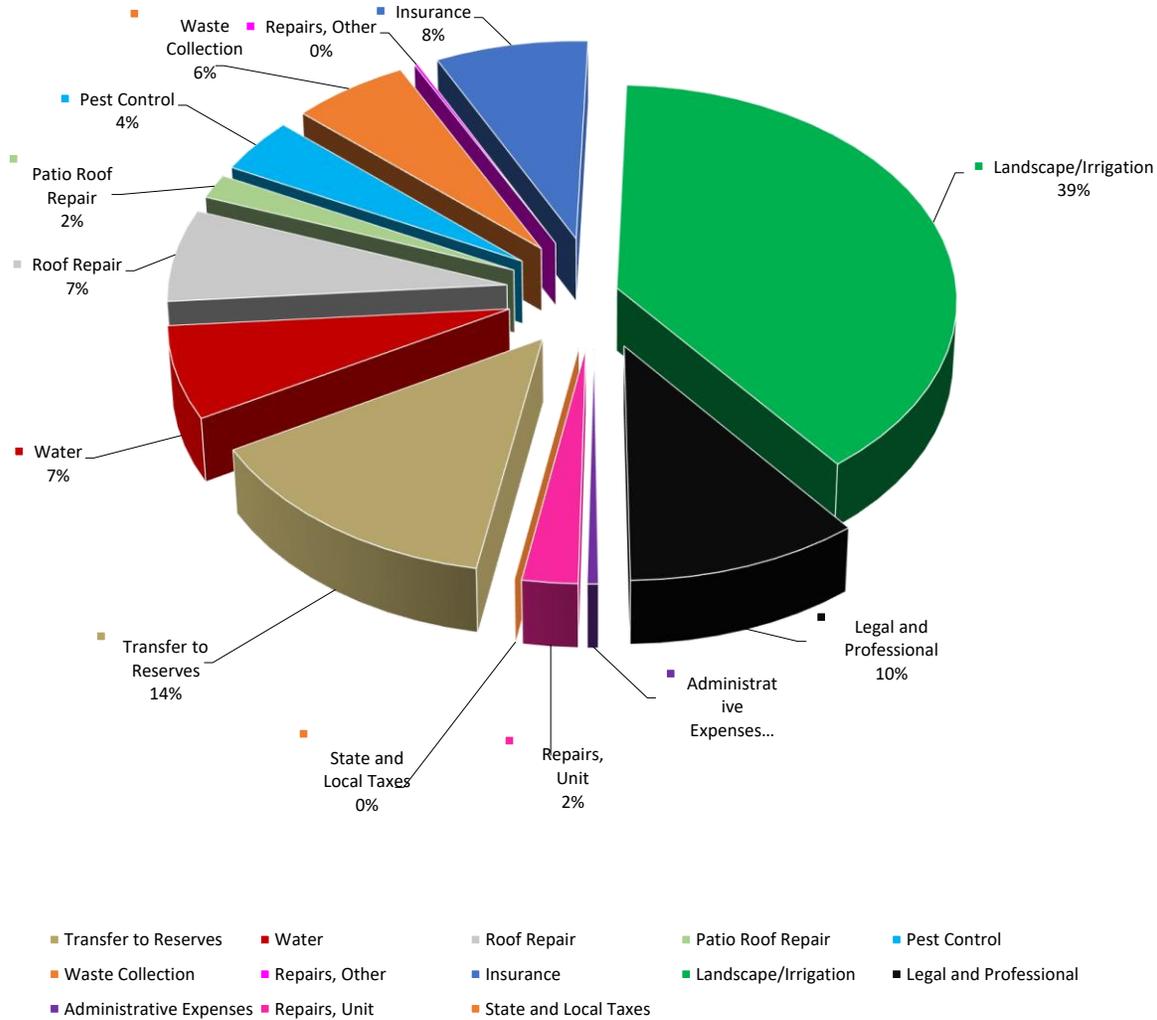


How Will Your 2024 Dues Be Used?



Proposed Quarterly Increase 6.1%

**** Proposed 2024 Dues \$ 605**

**** Operations \$ 520**

**** Reserves \$ 85**

Category:	2024	2023
Transfer to Reserves	85	75
Water	42	42
Roof Repair	42	64
Patio Roof Repair	11	11
Pest Control	25	13
Waste Collection	36	39
Repairs, Other	1	1
Insurance	47	42
Landscape/Irrigation	235	226
Legal and Professional	63	46
Administrative Expenses	3	4
Repairs, Unit	15	15
State and Local Taxes	0	0
Other Income Offset	0	-8
Total Expenses:	605	570

Note: 2024 Moved Bank Expenses into Administrative Expenses

<u>Expenses:</u>	2024	2023	2022
40200-2 Transfer to Reserves	40,120	35,400	33,240
60120-1 Water	20,000	20,000	20,000
60200-1 Roof Repair	20,000	30,000	20,000
60210-1 Patio Roof Repair	5,000	5,000	10,000
60450-1 Pest Control	11,700	6,000	6,000
60460-1 Waste Collection	17,200	18,500	17,000
60470-1 Repairs, Other	500	500	1,000
77000-1 Insurance	22,000	20,000	18,500
Summed <i>Landscape/Irrigation</i>	110,814	106,620	102,975
Summed <i>Legal and Professional</i>	29,700	21,900	21,600
Summed <i>Misc Expenses</i>	1,350	1,750	1,055
Summed <i>Repairs, Unit</i>	7,000	7,120	9,800
Summed <i>State and Local Taxes</i>	60	60	60
Total Expenses:	285,444	272,850	261,230

<u>Landscape/Irrigation:</u>	2024	2023	2022
60110-1 Cutting and Trimming	71,314	62,943	58,200
60130-1 Tree Trimming	10,000	10,000	10,000
60140-1 Irrigation Maint	8,000	8,000	7,000
60150-1 Seed	8,000	8,000	6,000
60155-1 Sod	1,000	1,777	5,000
60160-1 Aeration	500	2,400	2,400
60170-1 Lawn Maint Labor	2,000	2,000	4,000
60175-1 Fertilizer	3,000	3,000	2,500
60180-1 Chemicals	1,500	3,000	2,500
60190-1 Plant and Tree Replacement	2,000	2,000	3,000
60192-1 Tree Repair from Storm	1,500	1,500	375
60195-1 Aggregate Replacement	2,000	2,000	2,000
Total:	110,814	106,620	102,975

Per Unit	Pct
85	13.3%
42	0.0%
42	-33.3%
11	0.0%
25	95.0%
36	-7.0%
1	0.0%
47	10.0%
235	3.9%
63	35.6%
3	-22.9%
15	-1.7%
0	0.0%
605	6.1%

<u>Verification:</u>	2024	2023	2022
Homeowner Dues	285,444	269,040	257,240
Total Expenses	285,444	272,850	261,230
Difference:	0	-3,810	-3,990

<u>Legal and Professional:</u>	2024	2023	2022
68500-1 Legal Expense	300	300	0
75000-1 Management Fees	9,600	9,600	9,600
75500-1 Accounting Fees	19,800	12,000	12,000
Total:	29,700	21,900	21,600

<u>Administrative Expenses:</u>	2024	2023	2022
62000-1 Bank Charges	0	700	55
71000-1 Office Expense	0	300	500
77010-1 Administrative Expenses	600	750	500
77020-1 Printing/Postage/Copies	0	0	0
77040-1 Board Expenses	750	750	500
Total:	1,350	1,750	1,055

<u>Repairs, Unit:</u>	2024	2023	2022
60300-2 Painting and Stucco	1,000	2,500	500
60400-1 Concrete Repairs	1,500	1,500	1,000
60410-1 Self Leveling Compound	1,500	700	3,000
60420-1 White Drainage Strips	1,000	0	1200
60430-1 Mailbox Door Replacement	2,000	2,420	3,600
76500-1 Repairs Expense	0	0	500
Total:	7,000	7,120	9,800

<u>State and Local Taxes:</u>	2024	2023	2022
78510-1 Property Taxes	10	10	10
78520-1 State Taxes	50	50	50
Total:	60	60	60

Total Increase Percent:	Reserve Annual \$	Per Unit Qtr Dues	Qtrly Dues Incr
Reserves Incr:	\$75 4.3% \$35,400	No Change	\$595 \$25
	\$80 5.2% \$37,760	Increase by \$5	\$600 \$30

\$85	6.1%	\$40,120	Increase by \$10	\$605	\$35
\$90	7.0%	\$42,480	Increase by \$15	\$610	\$40