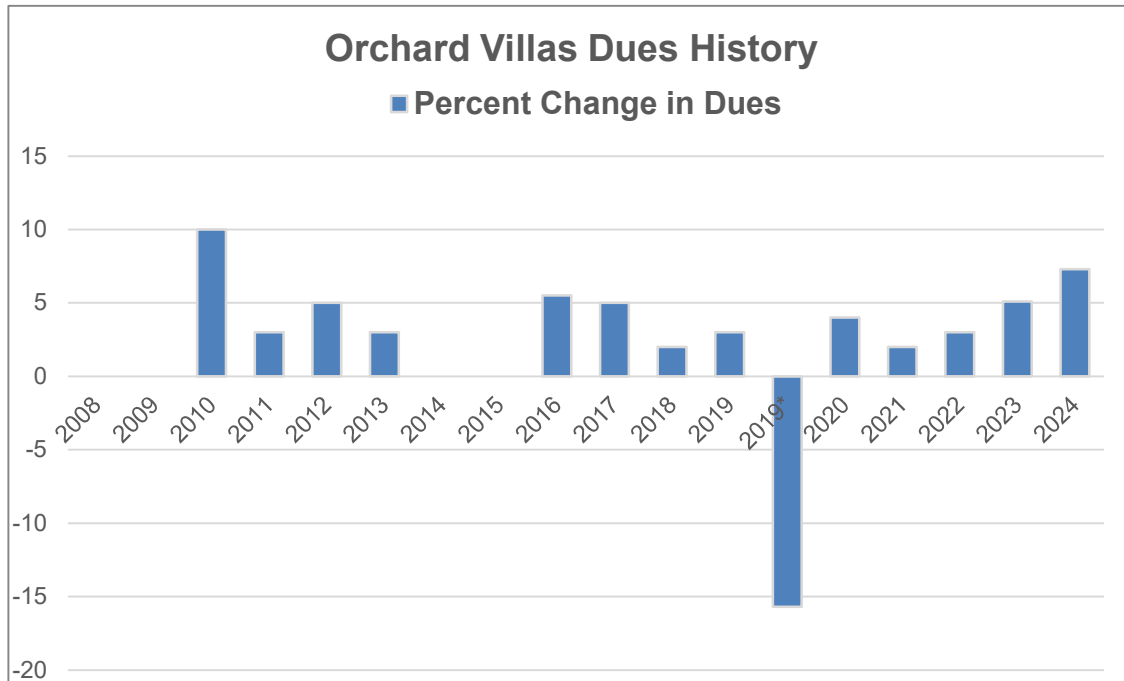


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Dues Increase of 7.3% for 2024

	2023 Monthly Dues	2024 Monthly Dues	2024 Yearly Dues
Abby	301	323	3,876
Canterbury	328	352	4,224
Chateau	277	298	3,576
Colonade	291	312	3,744
Ducal	328	352	4,224
Villa	251	270	3,240
Windsor	277	298	3,576



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	2023 Budget	2024 Budget
Ordinary Income/Expense		
Income		
Assessment Income		
Dues	320,124.00	343,512.00
Special Assessments	0.00	0.00
Total Assessment Income	320,124.00	343,512.00
Other Income		
Clubhouse Rentals	100.00	250.00
Late Fees	0.00	0.00
Total Other Income	100.00	250.00
Total Income	320,224.00	343,762.00
Expense		
Grounds		
BMP Pond Maintenance	0.00	6,560.00
Irrigation Repairs	8,000.00	10,000.00
Mulch	9,500.00	11,000.00
Snow & Tree Removal	1,000.00	1,000.00
Yard Contract Maintenance	58,200.00	59,946.00
Yard Improvements	7,000.00	3,000.00
Yard Other Maintenance	0.00	200.00
Total Grounds	83,700.00	91,706.00
Maintenance		
Backflow Inspections	4,000.00	4,000.00
Building Maintenance	10,000.00	6,000.00
Building Washing	4,000.00	4,000.00
Gutter Cleaning	3,000.00	3,500.00
Termite Contract	3,569.00	3,569.00
Total Maintenance	24,569.00	21,069.00
Miscellaneous		
Contingency	441.00	716.00
Postage & Printing	0.00	175.00
Total Miscellaneous	441.00	891.00
Professional Fees		
Annual Tax Payments	44.00	3,915.00
Accounting & Tax Prep	1,700.00	1,750.00
HOA Contract Management	15,000.00	15,000.00
Insurance	30,584.00	41,175.00
Legal Fees	500.00	1,500.00
Other Fees	0.00	0.00
Total Professional Fees	47,828.00	63,340.00

	2023 Budget	2024 Budget
Recreation		
Clubhouse Maintenance	7,040.00	6,334.00
Pool Maintenance	12,726.00	13,879.00
Total Recreation	19,766.00	20,213.00
Utilities		
Electric, Sewer & Water	24,000.00	23,000.00
Gas	300.00	350.00
Phone & Cable TV	513.00	513.00
Total Utilities	24,813.00	23,863.00
Total Expense	201,117.00	221,082.00
Net Ordinary Income	119,107.00	122,680.00
Other Income/Expense		
Other Income		
Capital Contributions		
Reserve Interest	2,734.00	20,989.00
Reserve Withdrawals	30,150.00	17,019.00
Total Capital Contributions	32,884.00	38,008.00
Total Other Income	32,884.00	38,008.00
Other Expense		
Capital Expenses		
Capital Maintenance	30,150.00	12,019.00
PY Reserve Contributions	0.00	0.00
Reserve Contributions	119,107.00	122,680.00
Reserve Interest Reinvestment	2,734.00	20,989.00
Reserve Study Expenses	0.00	5,000.00
Total Capital Expenses	151,991.00	160,688.00
Total Other Expense	151,991.00	160,688.00
Net Other Income	--119,107.00	--122,680.00
Net Income	0.00	0.00

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Expense

Grounds

BMP Pond Maintenance	6,560	80% of expected PLSA budget
Yard Contract Maintenance	59,946	3% raise over 2023
Yard Improvements	3,000	More work done by committee

Professional Fees

Annual Tax Payments	3,928	2023 Reserve interest to climb to 13,399
Insurance	41,175	10% increase on 2023 premium (37,432) 2023 actual premium was up 28%
Legal Fees	1,500	Stormwater Pond transition

Recreation

Clubhouse Maintenance	100	Decoration supplies
	4,200	Clubhouse Cleaning twice a month
	300	Windows washed
	384	Monthly pest control by Dodson
	321	HVAC maintenance contract
	90	HVAC filters
	200	Replace HVAC UV lamp
	260	Exit sign & spots replace and install
	79	Fire extinguisher inspections
	400	General repairs
Pool Maintenance	12,227	Pool Contract Management
	300	Permits
	1,002	Pool drain compliance upgrade
	200	Miscellaneous maintenance
	150	Pool supplies

Other Expense

Capital Expenses

Capital Maintenance	3,400	Site drainage
	7,727	HVAC 1
	892	Clubhouse palladian window film
	TBD	Landscape refurbish - junipers ?
	0	Pool Furniture delay to 2025
	0	Pool deck overlay delay to 2025
Capital Contribution	122,680	3% Contribution increase
Reserve Study Expenses	5000	