



2023 cost per unit based on 123 units

|                                    | 2024 Budget | 2023 Budget | \$ Change | 2024 Cost Per Unit based on 171 homes | 2023 Cost Per Unit based on 123 homes | Narrative   |
|------------------------------------|-------------|-------------|-----------|---------------------------------------|---------------------------------------|---|
| <i>Parts &amp; Supplies</i>        |             |             |           |                                       |                                       |   |
| 74901 Ice Melt/Snow Supply         | 295         | 295         | 0         | 0.14                                  | 0.20                                  | Cost of ice melt supplies                                       |
| 749 Misc Parts & Supplies          | 0           | 0           | 0         | 0.00                                  | 0.00                                  | This line item has been combined with Building Exterior Repairs |
| <b>Parts &amp; Supplies Totals</b> | <b>295</b>  | <b>295</b>  | <b>0</b>  |                                       |                                       |   |

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|---|---------------|---------------|---------------|---------------------------------------|---------------------------------------|--|
| <i>Repairs &amp; Maintenance</i>        |               |               |               |                                       |                                       |  |
|   |               |               |               |                                       |                                       | This covers landscape items not included in the contract as routine maintenance, such as plant/shrub replacements; turf replacement; plant/shrub pest treatments; mulch/rock replacement; tree care/replacement; grub treatments as needed |
| 61933 Landscape Repairs                 | 27,917        | 14,400        | 13,517        | 13.60                                 | 9.76                                  |  |
| 61962 Backflow Testing                  | 500           | 500           | 0             | 0.24                                  | 0.34                                  | Annual backflow testing as required by the City  |
| 653 Building Exterior Repair            | 3,250         | 2,290         | 960           | 1.58                                  | 1.55                                  | Minor exterior repairs that are the responsibility of the BSA, such as gutters/downspouts, stucco/siding, etc  |
| 665 Irrigation Repairs                  | 4,500         | 3,500         | 1,000         | 2.19                                  | 2.37                                  | Repairs for the irrigation system  |
| <b>Repairs &amp; Maintenance Totals</b> | <b>36,167</b> | <b>20,690</b> | <b>15,477</b> |                                       |                                       |  |

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|-------------------------|--------------|--------------|----------------|---------------------------------------|---------------------------------------|--|
| <i>Utilities</i>        |              |              |                |                                       |                                       |  |
| 751 Electricity         | 1,200        | 3,175        | (1,975)        | 0.58                                  | 2.15                                  | BSA electric meter expenses to operate the irrigation system |
| 758 Water/Sewer         | 3,650        | 3,650        | 0              | 1.78                                  | 2.47                                  | BSA irrigation water expense                                 |
| <b>Utilities Totals</b> | <b>4,850</b> | <b>6,825</b> | <b>(1,975)</b> |                                       |                                       |  |

**Expense Totals 176,983 146,460 30,523**

**Net Income/(Loss) Before Transfers 79,517 74,940 4,577**

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|--------------------------------------|-----------------|-----------------|----------------|---------------------------------------|---------------------------------------|--|
| <i>Transfer Between Funds</i>        |                 |                 |                |                                       |                                       |  |
| 498 Reserve Fund Transfer            | (73,500)        | (61,254)        | (12,246)       | (35.82)                               | (41.50)                               | The last update in the series with an anticipated 2023 year end balance of \$134,373, this BSA will be at 51.0% funded of the 100% funded amount of \$263,708. The \$73,500 2024 annual contribution is 70% of the 100% annual contribution of \$105,000 |
| 49802 Additional Transfer to Reserve | (6,017)         | (13,686)        | 7,669          | (2.93)                                | (9.27)                                | The additional transfer to reserve is to bring the actual fund balance closer to at least 70% of the 100% recommended fund balance. With the 2024 total reserve contributions, it is estimated that at YE 2024, they will be at 59.0% funded             |
| <b>Transfer Between Funds Totals</b> | <b>(79,517)</b> | <b>(74,940)</b> | <b>(4,577)</b> |                                       |                                       |  |

**Total Net Income/(Loss) After Transfers 0 0 (0)**