2023 Monthly Assessment: \$150.00
Approved 2024 Monthly Assessment: \$174.00

24.00 Increase

2022 was \$140 month

	nı	

Income	2024 Budget	2023 Budget	\$ Change		Narrative
40102 Townhouse Assessment	256,500	221,400	35,100		
Income Totals	256,500	221,400	35,100		
Income Totals	256,500	221,400	35.100		

Expense

- Apolise						
				2024 Cost Per Unit based on		
Administrative	2024 Budget	2023 Budget	\$ Change	171 homes	123 homes	Narrative
512 Master Admin Fee	12,000	11,808	192	8.00	8.00	\$8.00 per unit per month paid to the Master for the BSA manager services
570 Professional Fee	2,500	0	2,500	1.22	0.00	Reserve Study with site visit in 2024- this is an expense that happens approximately once every three years
Administrative Totals	14,500	11,808	2,692			

2023 cost per unit based on 123 units

Contract Services	2024 Budget	2023 Budget	\$ Change		2023 Cost Per Unit based on 123 homes	Narrative
						Control to the design of the second of DCA are so with the second of the
						Contracted landscape services for areas of BSA responsibility - although the season is March - November @ \$37.19
619 Landscape Contract	41,839	39,210	2,629	20.39	26.57	per month per unit - the cost spread over the 12 month calendar year will vary.
						Cost of pest control in common areas, typcially gopher's. Does not include ants, spiders, mice, etc - those are unit
625 Pest Control	400	1,000	(600)	0.19	0.68	owner expenses
645 Snow Pushing	23,500	16,200	7,300	11.45	10.98	Contracted snow-pushing services for areas of BSA responsibility
						Is a cash account set aside for unexpected expenses (such as the 2023 snow season) and/or saving towards the
890 Contingency	5,000	0	5,000	2.44	0.00	association's insurance deductible in the event of a covered claim
Contract Services Totals	70.739	56.410	14.329			

2023 cost per unit based on 123 units

				2024 Cost Per	2023 Cost Per	
				Unit based on	Unit based on	
Insurance	2024 Budget	2023 Budget	\$ Change	171 homes	123 homes	Narrative
853 Insurance - Master Policy	50,432	50,432	0	24.58	34.17	BSA insurance coverage in accordance with state statute requirements & renews 11/1 each year.
Insurance Totals	50,432	50,432	0			

2023 cost per unit based on 123 units

						2023 cost per unit based on 123 units
				2024 Coat Don	2022 Coat Don	
					2023 Cost Per	
Onnte O Complies	2024 David	2022 Decident	ć ch		Unit based on	Name of the
Parts & Supplies	2024 Budget	2023 Budget	\$ Change	171 homes	123 homes	Narrative
74901 Ice Melt/Snow Supply	295	295	0	0.14	0.20	Cost of ice melt supplies
749 Misc Parts & Supplies	0		0			This line item has been combined with Building Exterior Repairs
Parts & Supplies Totals	295	295	0	0.00	0.00	This line item has been combined with building exterior kepairs
raits & Supplies Totals	233	233				2023 cost per unit based on 123 units
				1	1	2023 COST PET WHITE DUSCU ON 123 WHITE
				2024 Cost Per	2023 Cost Per	
					Unit based on	
Repairs & Maintenance	2024 Budget	2023 Budget	\$ Change	171 homes	123 homes	Narrative
nepulis & Mulliteriance	2024 Buuget	2023 Buuget	3 Change	171 11011163	123 11011163	Natifacive
						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;
61933 Landscape Repairs	27,917	14,400	13,517	13.60	9 76	grub treatments as needed
61962 Backflow Testing	500	500	13,317	0.24		Annual backflow testing as required by the City
653 Building Exterior Repair	3,250	2,290	960	1.58		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		Repairs for the irrigation system
Repairs & Maintenance Totals	36,167	20,690	15,477	2.13	2.57	nepails for the impation system
Repairs & Maintenance Totals	30,107	20,030	13,477			2023 cost per unit based on 123 units
				1	1	2013 COST PCT WHITE BUSICA ON 123 WHITE
				2024 Cost Por	2023 Cost Per	
					Unit based on	
Utilities	2022 Budget	2023 Budget	\$ Change	171 homes	123 homes	Narrative
Otilities	2023 Budget	2023 Budget	3 Change	1/1 nomes	125 nomes	Narrauve
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	(1,975)			BSA irrigation water expense
Utilities Totals	4,850	6,825	(1,975)	1.70	2.47	BOATHT BRITISH WATER CAPETING
- Totals	4,030	0,023	(1,373)			
Expense Totals	176,983	146,460	30,523			
Expense rotals	170,383	140,400	30,323			_
Net Income/(Loss) Before Transfers	79,517	74,940	4,577			
Net meome/(Loss) before transfers	75,517	74,540	7,377			2023 cost per unit based on 123 units
				2024 Cost Per	2023 Cost Per	
					Unit based on	
Transfer Between Funds	2023 Rudget	2023 Budget	\$ Change	171 homes	123 homes	Narrative
Transfer between runus	2023 Buuget	2023 Budget	y change	171 11011103	123 11011103	Williams
						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%
498 Reserve Fund Transfer	(73,500)	(61,254)	(12,246)	(35.82)	(41.50)	annual contribution of \$105,000
	(, 5,530)	(52)254)	(12,210)	(55.52)	(12.50)	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
49802 Additional Transfer to Reserve	(6,017)	(13,686)	7,669	(2.93)	(9.27)	at 59.0% funded
Transfer Between Funds Totals	(79,517)	(74,940)	(4,577)	(=:30)	(5:27)	
		, , -1	/			
Total Net Income/(Loss) After Transfers	0	0	(0)			
			(0)			