| - |
|---|

| Income Totals         | 149,145     | 126,000     | 23,145    |      |  |   |
|-----------------------|-------------|-------------|-----------|------|--|---|
| Expense               |             |             |           |      |  | 2023 cost per unit based on 69 units  |
| Administrative        | 2024 Budget | 2023 Budget | \$ Change |      | 2023 Cost Per<br>Unit based on<br>69 homes |   |
|                       |             |             |           |      |  |   |
| 512 Master Admin Fee  | 7,712       | 6,528       | 1,184     | 8.00 | 8.00                                       | \$8.00 per unit per month paid to the Master for the BSA manager services                                   |
| 570 Professional Fees | 2,500       | 0           | 2,500     | 2.57 | 0  | Reserve Study with site visit in 2024- this is an expense that happens approximately once every three years |
| Administrative Totals | 10,212      | 6,528       | 3,684     |      |  |   |

|                          |             |             |           |          | Unit based on |   |
|--------------------------|-------------|-------------|-----------|----------|---------------|---|
| Contract Services        | 2024 Budget | 2023 Budget | \$ Change | 81 homes | 69 homes      | Narrative   |
| 606 Inspection & Testing | 1,050       | 1,050       | 0         | 1.08     | 1.27          | Drone roof & building "envelope" inspections  |
|                          |             |             |           |          |               | Contracted landscape services for areas of BSA responsibility - although the season is March - November @ \$37.19 per |
| 619 Landscape Contract   | 27,335      | 21,996      | 5,339     | 28.12    | 26.57         | 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         | 200         | 800         | (600)     | 0.21     | 0.97          | owner expenses  |
| 645 Snow Pushing         | 18,000      | 7,000       | 11,000    | 18.52    | 8.45          | 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          | 9,640       | 0           | 9,640     | 9.92     | 0.00          | association's insurance deductible in the event of a covered claim  |
| Contract Services Totals | 56,225      | 30,846      | 25,379    |          |               |   |

|                               |             |             |           |                                |               | 2023 cost per unit based on 69 units   |
|-------------------------------|-------------|-------------|-----------|--------------------------------|---------------|--|
|                               |             |             |           | 2024 Cost Per<br>Unit based on | Unit based on |  |
| Insurance                     | 2024 Budget | 2023 Budget | \$ Change | 81 homes                       | 69 homes      | Narrative  |
|                               |             |             |           |                                |               |  |
| 853 Insurance - Master Policy | 34,222      | 49,177      | (14,955)  | 35.21                          | 59.39         | BSA insurance coverage in accordance with state statute requirements & renews 11/22 each year. |
| Insurance Totals              | 34,222      | 49,177      | (14,955)  |                                |               |  |

|                  |             |             |           |          |                                |           | 2023 cost per unit based on 69 units |
|------------------|-------------|-------------|-----------|----------|--------------------------------|-----------|--------------------------------------|
|                  |             |             |           |          | 2023 Cost Per<br>Unit based on |           |                                      |
| Parts & Supplies | 2024 Budget | 2023 Budget | \$ Change | 81 homes | 69 homes                       | Narrative |                                      |
|                  |             |             |           |          |                                |           |                                      |

## molur

2023 cost per unit based on 69 units

c ¢1E

| 749 Misc Parts & Supplies  | 0   | 800   | (800) | 0.00 | 0.97 This line item has been combined with Building Exterior Repairs |
|----------------------------|-----|-------|-------|------|--|
| 74901 Ice Melt/Snow Supply | 525 | 525   | 0     | 0.54 | 0.63 Cost of ice melt supplies                                       |
| Parts & Supplies Totals    | 525 | 1,325 | (800) |      |  |

|                                    |                |                 |                                |          |  | 2023 cost per unit based on 69 units   |
|------------------------------------|----------------|-----------------|--------------------------------|----------|--|--|
| Repairs & Maintenance              | 2024 Budget    | 2023 Budget     | \$ Change                      |          | 2023 Cost Per<br>Unit based on<br>69 homes |  |
| 61933 Landscape Repairs            | 23,464         | 7,150           | 16,314                         | 24.14    |  | This covers landscape items not included in the contract as routine maintenance, such as plant/shrub replacements;<br>turf replacement; plant/shrub pest treatments; mulch/rock replacement; tree care/replacement; grub treatments as |
| 61962 Backflow Testing             | 2,500          | 1,000           | 1,500                          | 2.57     | 1.21                                       | Annual backflow testing as required by the City  |
| 653 Building Exterior Repair       | 3,800          | 2,875           | 925                            | 3.91     | 3.47                                       | Minor exterior repairs that are the responsibility of the BSA, such as gutters/downspouts, stucco/siding, etc  |
| 665 Irrigation Repairs             | 2,000          | 3,500<br>14,525 | <mark>(1,500)</mark><br>17,239 | 2.06     | 4.23                                       | Repairs for the irrigation system  |
|                                    | 51,704         | 14,525          | 17,239                         |          |  |  |
|                                    |                |                 |                                |          | 2023 Cost Per<br>Unit based on             |  |
| Utilities                          | 2024 Budget    | 2023 Budget     | \$ Change                      | 81 homes | 69 homes                                   | Narrative  |
| 751 Electricity                    | 1,950          | 2,100           | (150)                          | 2.01     |  | BSA electric meter expenses to operate the irrigation system   |
| 758 Water/Sewer<br>Utilities Total | 1,860<br>3,810 | 3,000<br>5,100  | (1,140)<br>(1,290)             | 1.91     | 3.62                                       | BSA irrigation water expense   |

| Expense Totals                    |
|-----------------------------------|
|                                   |
| et Income/(Loss) Before Transfers |

|   |             |             |           | 2024 Cost Per | 2023 Cost Per | 2023 cost per unit based on 69 units   |
|---|-------------|-------------|-----------|---------------|---------------|--|
|   |             |             |           |               | Unit based on |  |
| Transfer Between Funds                  | 2024 Budget | 2023 Budget | \$ Change | 81 homes      | 69 homes      | Narrative  |
|   |             |             |           |               |               |  |
|   |             |             |           |               |               | With the 2023 YE projected balance of \$45,256, they will be 83.8% funded of the 100% funded amount of \$54,023. The |
| 498 Reserve Fund Transfer               | (12,387)    | (18,500)    | 6,113     | (12.74)       | (22.34)       | 2024 annual contribution amount is 56% of the 100% funding amount of \$22,000  |
| Transfer Between Funds Totals           | (12,387)    | (18,500)    | 6,113     |               |               |  |
| Total Net Income/(Loss) After Transfers | 0           | (0)         | 0         |               |               |  |