2014



2019 2020

2015

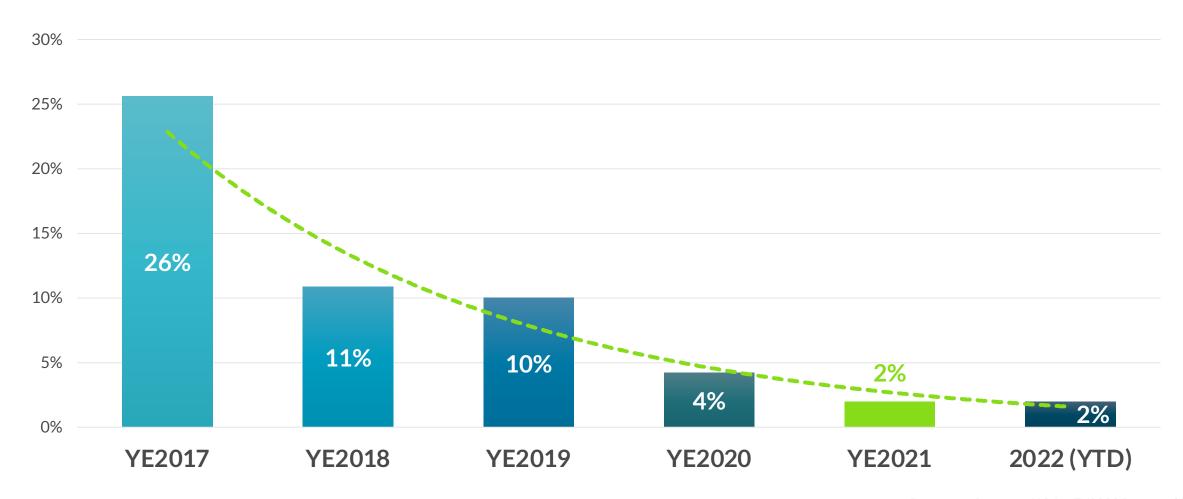
Proposed FY2023

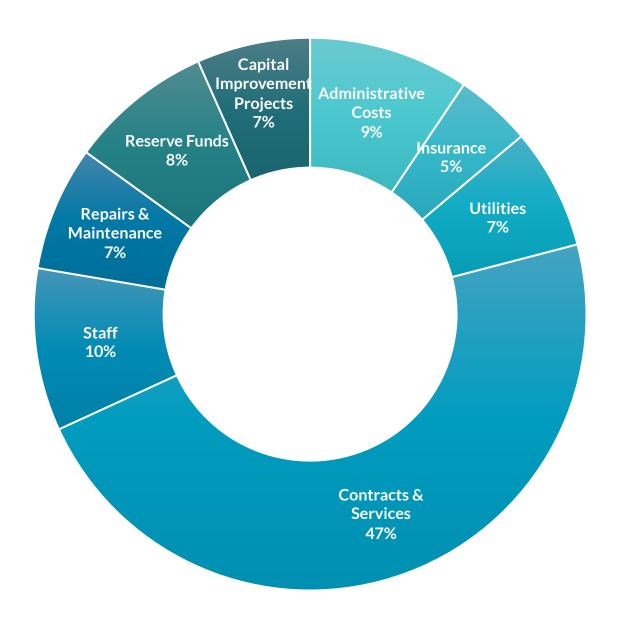
ANNUAL BUDGET

Approved by BOD: November 29, 2022

DELINQUENCY RATES

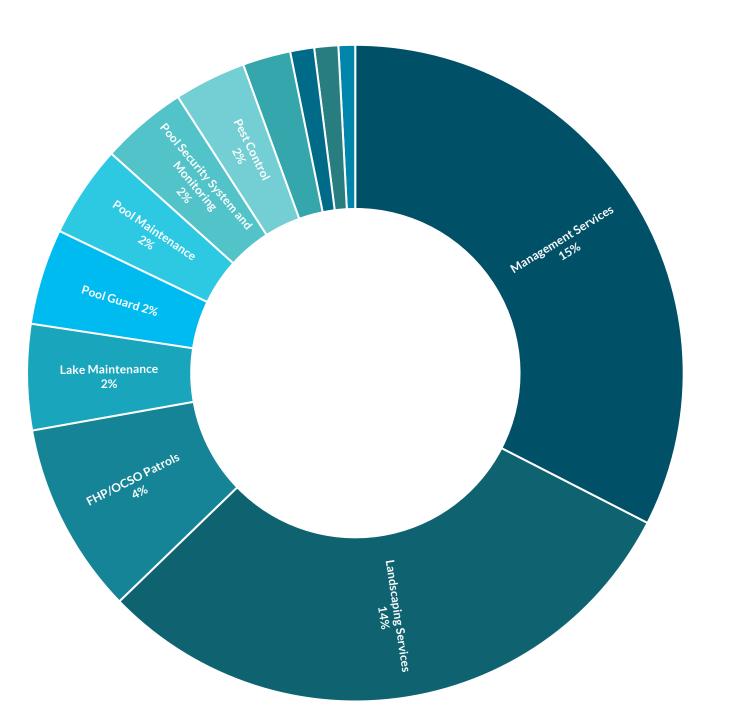
A comparison of number and percent of homes with past due assessments.





OPERATING BUDGET

The "operating budget" includes line items for annually recurring expenses such as landscaping, management, insurance, utilities, and other services.



CONTRACTS & SERVICES BREAKDOWN

Contracts as a percentage of total budget expenses.

REVENUE / INCOME

Revenue is the money the HOA receives mainly from owner assessments, capital contribution fees from home sales and resales and any collected late fees.

Description	2022 Approved Budget	2022 Actual YTD thru October	Variance	2023 Annual Proposed	YoY Budget Change
Owner Assessments	\$ 367,060.00	\$ 305,887.00	\$ (61,173.00)	\$ 386,595.00	5%
Reserves Funding	\$ 35,500.00	\$ 29,580.00	\$ (5,920.00)	\$ 37,725.00	6%
Collections - Late Fee Income	\$ 5,000.00	\$ 6,375.00	\$ 1,375.00	\$ 5,000.00	0%
Pool Fob Replacements	\$-	\$ 466.00	\$ 466.00	\$-	
Returned Check Fees	\$ -	\$ 90.00	\$ 90.00	\$-	
Collections - Late Fee Interest	\$ 1,000.00	\$ 959.00	\$ (41.00)	\$ 1,000.00	0%
Reserve Interest	\$ -	\$ 46.00	\$ 46.00	\$-	
Capital Contribution Fees (New and resales)	\$ 5,000.00	\$ 5,500.00	\$ 500.00	\$ 5,000.00	0%
Collections - Administrative Fees	\$ 6,000.00	\$ 8,230.00	\$ 2,230.00	\$ 6,000.00	0%
**TOTAL REVENUE	\$ 419,560.00	\$ 357,133.00	\$ (62,427.00)	\$ 441,320.00	5.2%

ADMINISTRATIVE EXPENSES

Administrative expense include legal fees, postage, permits/licenses, auditing charges, social events, and other miscellaneous fees.

Description	2022 Approved Budget	2022 Actual YTD thru October	Variance	2023 Annual Proposed	YoY Budget Change
CPA Fees	\$ 3,000.00	\$ 1,289.00	\$ 1,711.00	\$ 2,000.00	-33%
Deliquent Assessments Allowance	\$ 3,000.00	\$ 2,500.00	\$ 500.00	\$ 500.00	-83%
Bank Charges	\$ 120.00	\$ 100.00	\$ 20.00	\$ 145.00	21%
Attorney Fees	\$4,000.00	\$ 3,862.00	\$ 138.00	\$ 5,000.00	25%
Pool Operating Permit	\$ 350.00	\$ 335.00	\$ 15.00	\$ 350.00	0%
Corporate Annual Report Filing	\$ 100.00	\$61.00	\$ 39.00	\$ 100.00	0%
Social Events	\$ 7,000.00	\$ 1,149.00	\$ 5,851.00	\$7,000.00	0%
Administrative Costs	\$ 10,000.00	\$ 15,217.00	\$ (5,217.00)	\$ 10,750.00	7.5%
Postage	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	0%
Reserve Study	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	0%
Miscellaneous	\$ 5,000.00	\$ 683.00	\$ 4,317.00	\$ 5,000.00	0%
Holiday Decorations	\$ 5,000.00	\$4,200.00	\$800.00	\$ 5,000.00	0%
**TOTAL ADMINISTRATIVE	\$ 39,070.00	\$ 29,396.00	\$ 9,674.00	\$ 37,345.00	-4.4%

INSURANCE EXPENSES

Insurance costs for the association cover the common area structures, liability, and D&O policies.

Description	2022 Approved Budget	2022 Actual YTD thru October	Variance	2023 Annual Proposed	YoY Budget Change
Multiperil Insurance	\$ 10,400.00	\$ 9,263.00	\$ 1,137.00	\$ 12,000.00	15%
Umbrella Insurance	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,500.00	4%
Directors & Officers	\$ 3,500.00	\$ 2,917.00	\$ 583.00	\$ 4,000.00	14%
Fidelity Bond	\$ 600.00	\$ 459.00	\$ 141.00	\$ 800.00	33%
Workers Comp Ins.	\$ 600.00	\$ 499.00	\$ 101.00	\$ 700.00	17%
**TOTAL PROPERTY INSURANCE	\$ 17,500.00	\$ 13,138.00	\$ 4,362.00	\$ 20,000.00	14%

UTILITY EXPENSES

Our utility expenses are like any of our own homes – electricity for pond fountains, pool equipment, streetlights at amenity center, water & sewer for pool restrooms, reclaimed water for common area irrigation, and internet for our pool cameras and gate access system.

Description	2022 Approved Budget	2022 Actual YTD thru October	Variance	2023 Annual Proposed	YoY Budget Change
Electricity	\$ 24,000.00	\$ 18,699.00	\$ 5,301.00	\$21,000.00	-13%
Internet	\$ 1,500.00	\$ 1,259.00	\$ 241.00	\$1,500.00	0%
Water & Sewer	\$8,000.00	\$ 10,567.00	\$ (2,567.00)	\$10,000.00	25%
**TOTAL UTILITIES	\$33,500.00	\$ 30,525.00	\$ 2,975.00	\$ 32,500.00	-3%

CONTRACTS EXPENSES

The Contracts section covers all longer-term contracts the association has for various products and services.

Description	2022 Approved Budget	2022 Actual YTD thru October	Variance	2023 Annual Proposed	YoY Budget Change
Capital Improvement Projects	\$ 30,000.00	\$0.00	\$ 30,000.00	\$ 30,000.00	0%
Pool Security System and Monitoring	\$ 9,000.00	\$7,586.00	\$ 1,414.00	\$ 9,000.00	0%
Lake Maintenance	\$ 9,000.00	\$ 9,270.00	\$ (270.00)	\$ 11,000.00	22%
Fountain Maintenance	\$ 1,240.00	\$ 3,898.00	\$ (2,658.00)	\$ 1,500.00	21%
Wetlands Maintenance	\$ 2,500.00	\$ 2,773.00	\$ (273.00)	\$ 2,500.00	0%
Landscaping Services	\$ 55,000.00	\$49,851.00	\$ 5,149.00	\$ 63,500.00	15%
Management Services	\$ 55,000.00	\$ 54,880.00	\$ 120.00	\$ 68,900.00	25%
Pest Control	\$ 6,000.00	\$ 6,250.00	\$ (250.00)	\$ 7,500.00	25%
Pool Maintenance	\$8,500.00	\$8,000.00	\$ 500.00	\$ 9,600.00	13%
Pool Guard	\$ 20,000.00	\$ 42,541.00	\$ (22,541.00)	\$ 10,000.00	-50%
Pressure Cleaning	\$ 6,000.00	\$ 0.00	\$ 6,000.00	\$ 5,000.00	-17%
Security	\$ 35,000.00	\$ 28,264.00	\$ 6,736.00	\$ 20,000.00	-43%
Dumpster	\$ 2,000.00	\$ 2,112.00	\$ (112.00)	\$ 2,500.00	25%
Termite Bond	\$ 250.00	\$-	\$ 250.00	\$250.00	0%
**TOTAL CONTRACTS	\$ 239,490.00	\$ 215,425.00	\$ (5,935.00)	\$ 241,250.00	0.7%

SALARY EXPENSES

Salary expenses are for our janitorial and maintenance staff.

Description	2022 Approved Budget	2022 Actual YTD thru September	Variance	2023 Annual Proposed	YoY Budget Change
Janitorial/Maintenance/Pool Attendant Staff	\$ 28,000.00	\$ 43,284.00	\$ (15,284.00)	\$ 42,000.00	50%
**TOTAL CONTRACTS	\$ 28,000.00	\$ 43,284.00	\$ (15,284.00)	\$ 42,000.00	50%

REPAIR & MAINTENANCE EXPENSES

R&M covers the normal minor repairs and maintenance costs for various HOA Common Areas, including the community amenities, pool, and landscaping.

Description	2022 Approved Budget	2022 Actual YTD thru September	Variance	2023 Annual Proposed	YoY Budget Change
R&M-General	\$ 11,000.00	\$ 8,947.00	\$ 2,053.00	\$ 10,000.00	-9%
R&M-Lighting	\$-	\$ 144.00	\$ (144.00)	\$-	0%
Misc Supplies/Equipment	\$ 5,500.00	\$ 508.00	\$ 4,992.00	\$ 5,000.00	-9%
Landscaping/Irrig Extras & Repairs	\$ 2,500.00	\$-	\$ 2,500.00	\$ 2,500.00	0%
Landscaping Replacements	\$ 3,000.00	\$-	\$ 3,000.00	\$ 3,000.00	0%
Replacement Annuals	\$ 2,500.00	\$ 3,975.00	\$ (1,475.00)	\$ 5,000.00	100%
Mulch/Soil	\$ 2,000.00	\$ 7,000.00	\$ (5,000.00)	\$ 5,000.00	150%
**TOTAL REPAIRS/MAINTENANCE	\$ 26,500.00	\$ 20,574.00	\$ 5,2296.00	\$ 30,500.00	15%

RESERVE FUND

Our Reserve Fund is basically the Associations "Savings" account, used for major repairs/replacements to reduce the need for unplanned special assessments that can be burdensome on homeowners.

WHAT IS A RESERVE FUND?

Our Reserves are based on Reserve Studies updated periodically by an independent third-party to determine remaining life and replacement costs.



30% azer' Funding Le

Old 'Beazer' Funding Level of Fully Funded Level

6%

FY23 Increase for inflation (82¢ per qtr.)



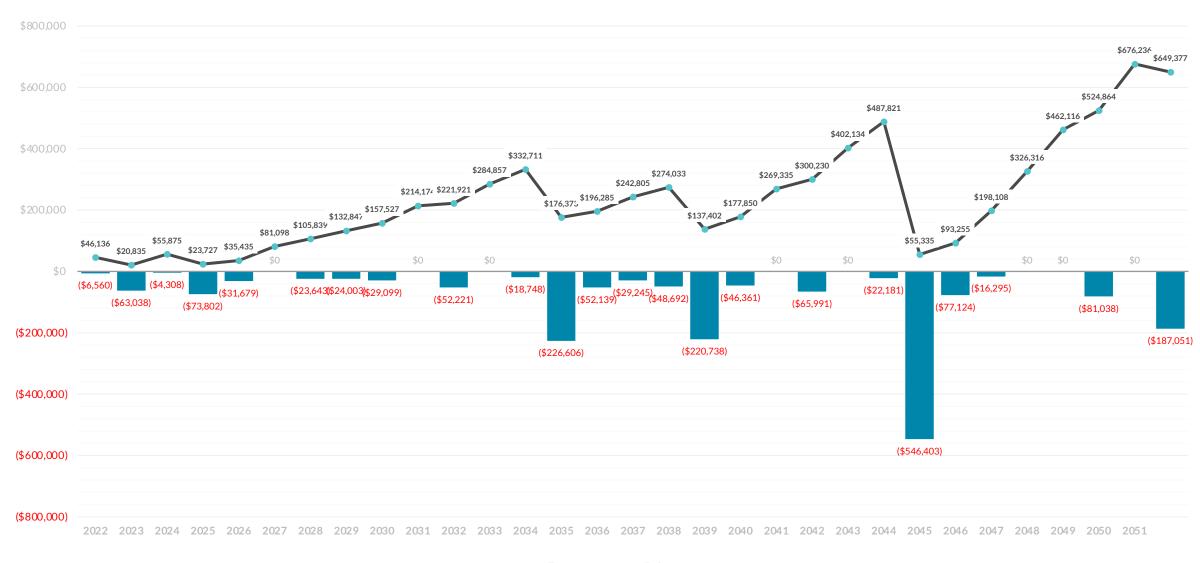
RESERVE FUNDING STUDY

Expenses by Item and by Calendar Year

pdated: 11/13/2022			0	1	2	3	4 5	6	7	8	9 10		12	13	14 15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Item Description	Total Life	Remainin	g 2022	2023	2024	2025	2026 2027	2028	2029	2030	2031 203	32 203	3 2034	2035	2036 203	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Grounds																	_												
Pona Fountains & Lights	10	2		\$ 9,000			28,000								\$ 36,000									\$ 36,000					
0-67a Common Area Sidewalk Repair Allowance	5	3		\perp	\square	\$ 1,500				\$ 1,500				\$ 1,500				\$ 1,500					1,500					\$ 1,500	
00-64b Entry Monument Refurbishment	20	12											\$ 8,000										t // 500						
00-57d Street and Sidewalk Pavers Near Entry	30 t 35	23	-																			3	\$ 66,500					\$ 25,000	
10-195 Monument Columns at Entry Bridge Refurbishmen	10	9	-	\$ 10,000							\$ 25,	000								\$ 25,000								\$ 25,000	\$
00-32b Landscaping Renovations Aluminum Fencing at Entry Bridge	30	23	+	\$ 10,000							\$ 25,	000					-			\$ 25,000		-	\$ 7,500						,
Category Subtotal :	30	23	\$ -	\$ 19,000	\$ 4,000	\$ 1,500 \$	28,000 \$	- \$ -	\$ -	\$ 1,500	\$ - \$ 25	,000 \$	- \$ 8,000	\$ 1,500	\$ 36,000 \$	- \$ -	\$ -	\$ 1,500	\$ -	\$ 25,000	\$ - !			\$ 36,000	\$ -	\$ -	\$ -	\$ 26,500 \$	- \$
Mail Areas 0-33b Mail Box Panels	20	40	_											\$ 38,400			_												
0-33 Mail Kiosk (CGL)	20	13 17	+											\$ 38,400			\$ 10,000												
0-40g Mail Building Exterior Painting	8	1/	-	\$ 2,000							\$ 1,	900					\$ 10,000	\$ 1,800							\$ 1,800				
0-40g Mail Building Exterior Painting 0-60i Mail Building Tile Roofing	30	23	+	\$ 2,000				_			φ 1,	800					_	\$ 1,000					\$ 10.320		\$ 1,000				
Category Subtotal :	30	2.5	\$ -	\$ 2,000	\$ -	e _ e	- \$	- \$ -	\$ -	\$ -	\$ - \$ 1,	800 \$	- \$ -	\$ 38,400	\$ - \$	- \$ -	\$ 10,000	\$ 1,800	\$ -	\$ -	\$ - :		\$ 10,320 \$ 10,320	¢	\$ 1,800	\$ -	\$ -	\$ - \$	- \$
Category Subtotal.			•	\$ 2,000	4	9 - 9	- •		.	.	φ - φ <u>1</u> ,	000 \$	- • -	\$ 50,400	φ - φ	- •	\$ 10,000	\$ 1,000	•	.	,	, - ,	10,320	, - ,	\$ 1,000	•	• -	. - 4	- 4
Parking Area																													
Paving Asphalt Mill and Overlay	14	6						\$ 14,290												\$ 14,290									
0-415 Parking Pavers	30	22																				6,570							
Category Subtotal:			\$ -	\$ -	\$ -	\$ - \$	- \$	\$ 14,290	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -	\$ - \$	- \$ -	\$ -	\$ -	\$ -	\$ 14,290	\$ - :	6,570 \$	-	\$ - 5	\$ -	\$ -	\$ -	\$ - \$	- \$
Playground and Recreation																													
Wooden Park Swings	10	3	\$ 800											\$ 2,400		_	1						\$ 2,400						
0-55c Playground Main Playstructure	15	15	-	\$ 20,000				-						\$ 2,400		\$ 20,000							2,400						\$
	15	15		\$ 12,000	$\overline{}$			-		-						\$ 20,000													\$
0-55c Playground Smaller Playstructure 0-16a Park Benches	15	8	+	\$ 12,000						\$ 6,300						\$ 12,000						-	\$ 6,300						,
0-16a Picnic Tables	15	8	+					_		\$ 2,400		_											\$ 2,400						
Pool Area																													
0-19b Pool Furniture	8	8							\$ 19,700						\$ 19,7	00							\$ 19,700						
5-1 Access Control System	12	10									\$ 6,	000																	
0-43 Pool Deck Pavers	30	23																				6,000							
0-58d Pool Pumps and Equipment	6	2	\$ 5,600																		:	6,000	\$ 75,456						
5-46 Pool Equipment Housing Box	30	23						\$ 5,600					\$ 5,600					\$ 5,600			:	\$ 6,000		\$ 5,600					
0-58b Pool Resurface			+		\Box	1		\$ 5,600					\$ 5,600					\$ 5,600			:	\$ 6,000	\$ 10,000	\$ 5,600					
	10	3				\$ 42,375		\$ 5,600					\$ 5,600	\$ 42,375								\$ 6,000		\$ 5,600					
0-66c Pool Area Security Camera System	10 10	3				\$ 42,375		\$ 5,600		\$ 8,000								\$ 5,600				\$ 6,000	\$ 10,000	\$ 5,600				\$ 8,000	
10-66c Pool Area Security Camera System 10-62 Pool Cabana Restroom Refurbishment	10 10 20	3 8 13				\$ 42,375		\$ 5,600		\$ 8,000				\$ 42,375 \$ 12,000				\$ 8,000				\$ 6,000	\$ 10,000					\$ 8,000	
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting	10 10 20 8	3 8 13 1		\$ 7,000		\$ 42,375		\$ 5,600		\$ 8,000	\$ 7,											\$ 6,000	\$ 10,000 \$ 42,375		\$ 6,775			\$ 8,000	
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing	10 10 20	3 8 13										000		\$ 12,000	¢ \$ 10	00 \$		\$ 8,000	¢			\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656			¢		7 3/12	
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting	10 10 20 8	3 8 13 1		\$ 7,000		\$ 42,375 \$	- \$	5,600				000		\$ 12,000	\$ - \$ 19,	00 \$ -		\$ 8,000	\$ -	\$ -	\$ - :	\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656			\$ -		\$ 8,000	- \$
0-66c Pool Area Searity Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing	10 10 20 8 30	3 8 13 1 23					- \$					000		\$ 12,000	\$ - \$ 19,1	00 \$ -	\$ -	\$ 8,000 \$ 7,000 \$ 20,600	\$ -	\$ -		\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656			\$ -		7 3/12	- \$
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-89 Pool Cabana Interior and Exterior Painting 0-99 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Vinyl Fending 6'	10 10 20 8 30	3 8 13 1 23			\$ -	\$ 42,375 \$	- \$					000	- \$ 5,600	\$ 12,000 \$ 54,375	\$ - \$ 19;	00 \$ -		\$ 8,000 \$ 7,000 \$ 20,600	\$ -	\$ -		\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187			\$ -		7 3/12	- \$
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing "Vinyl Fencing 6" 0-124 Perimeter Wall Paint Both Sides	10 10 20 8 30	3 8 13 1 23			\$ -	\$ 42,375 \$ \$ 17,886	- \$		\$ 19,700	\$ 8,000		000	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886	\$ - \$ 19,	00 \$ -	\$ -	\$ 8,000 \$ 7,000 \$ 20,600	\$ -	\$ -		\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187			\$ -		\$ 8,000 \$	- s
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Viryl Fending 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance	10 10 20 8 30 20 10 5	3 8 13 1 23			\$ -	\$ 42,375 \$	- \$		\$ 19,700			000	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100	\$ - \$ 19.	00 \$ -	\$ -	\$ 8,000 \$ 7,000 \$ 20,600	\$ -	\$ -		\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187			\$ -		7 3/12	- \$
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Viryl Fencing 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance Dog Park Chain Link Fencing 4'	10 10 20 8 30 20 10 5	3 8 13 1 23			\$ -	\$ 42,375 \$ \$ 17,886	- \$		\$ 19,700	\$ 8,000		000	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500	\$ - \$ 19.	000 \$ -	\$ -	\$ 8,000 \$ 7,000 \$ 20,600	\$ -	\$ -		\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187			\$ -		\$ 8,000 \$	- \$
0-66c Pool Area Searity Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Vinyl Fencing 6' 0-124 Perimeter Wall Paint Both Sides Perimeter Wall Repair Allowance Dog Park Chain Link Fencing 4' 0-52 Pool Fence 5' Aluminum	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13			\$ -	\$ 42,375 \$ \$ 17,886	. \$		\$ 19,700	\$ 8,000		000	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294	\$ - \$ 19;	000 \$ -	\$ -	\$ 8,000 \$ 7,000 \$ 20,600	\$ -	\$ -		\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187			\$ -		\$ 8,000 \$	- \$
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing 'Vinyl Fencing 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance 0-69 Pork Chain Link Fencing 4' 0-52 Pool Fence 5' Aluminum Playground Fence 5' Aluminum	10 10 20 8 30 20 10 5	3 8 13 1 23	\$ 5,600	\$ 7,000	\$ -	\$ 42,375 \$ \$ 17,886 \$ 5,100		\$ 5,600	\$ 19,700	\$ 8,000	\$ - \$ 13	0000 \$	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294 \$ 10,920			\$131,530	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100			\$ -:	\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100	\$ 5,600	\$ 6,775		\$ -	\$ 8,000 \$	
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Viryl Fending 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance Dog Park Chain Link Fencing 4' 0-52 Pool Fence 5' Alaminum	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13		\$ 7,000	\$ -	\$ 42,375 \$ \$ 17,886		\$ 5,600	\$ 19,700	\$ 8,000	\$ - \$ 13	0000 \$	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294		000 \$ -	\$131,530	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100				\$ 6,000	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100	\$ 5,600	\$ 6,775		\$ -	\$ 8,000 \$	
No-66c Pool Area Searity Camera System	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600	\$ 7,000	\$ -	\$ 42,375 \$ \$ 17,886 \$ 5,100	- \$	\$ 5,600	\$ 19,700	\$ 8,000 \$ 5,100 \$ 5,100	\$ - \$ 13	000 \$	- \$ 5,600	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,094 \$ 10,920 \$ 63,700		- \$ -	\$ - \$131,530 \$131,530	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100	\$ -		\$ -:	\$ 6,000 \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100	\$ 5,600	\$ 6,775	\$ -	\$ -	\$ 8,000 \$	- \$
0-6cc Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Vinyl Fencing 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance UD park Chain Link Fencing 4' 0-52 Pool Fence 5' Aluminum UP Playground Fence 5' Aluminum Category Subtotal:	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600	\$ 7,000	\$ -	\$ 42,375 \$ \$ 17,886 \$ 5,100 \$ 22,986 \$	- \$	\$ 5,600	\$ 19,700	\$ 8,000 \$ 5,100 \$ 23,300 \$ 29,099	\$ - \$ 13 \$ - \$ \$ - \$ \$ - \$ 52	0000 \$ - \$ 800 \$ 2221 \$	- \$ 5,600 - \$ - \$ 13,600 - \$ 18,748	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294 \$ 10,920 \$ 63,700 \$ 160,375 \$ 226,606	\$ - \$ \$ 36,000 \$ 19,; \$ 52,139 \$ 29,;	- \$ - 00 \$ 32,000 45 \$ 48,692	\$131,530 \$131,530 \$131,530	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100 \$ 5,100 \$ 46,361	\$ -	\$ - \$ 39,290 \$ 65,991	\$ -:	\$ 6,000 \$ \$ \$ \$ \$ \$ 6,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100 \$ 22,986 \$ 302,093 \$ 546,403	\$ 5,600 \$	\$ 6,775	\$ -	\$ - \$ -	\$ 5,100	- \$
0-66c Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Vinyl Fending 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance Dog Park Chain Link Fencing 4' 0-52 Pool Fence 5' Aluminum Category Subtotal: mse Totals:	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600 \$ 5,600 \$ 6,500 2022	\$ 7,000 \$ - \$ 60,000 \$ 63,038	\$ - \$ 4,000 \$ 4,308 2024	\$ 42,375 \$ \$ 17,886 \$ 5,100 \$ 22,986 \$ \$ 66,861 \$ \$ 73,802 \$	- \$ 28,000 \$ 31,679 \$ 2026 20	\$ 5,600 \$ 5,600 \$ 19,890 \$ 23,643 \$ 7 2028	\$ 19,700 \$ 19,700 \$ 24,003 2029	\$ 5,100 \$ 5,100 \$ 23,300 \$ 29,099 2030	\$ - \$ 13 \$ - \$ 5 \$ - \$ 39 \$ - \$ 52 2031	000 \$ - \$ 800 \$ 221 \$	- \$ 5,600 - \$ - - \$ 13,600 - \$ 18,748 033 2034	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 8,500 \$ 10,920 \$ 63,700 \$ 160,375 \$ 226,606 2035	\$ - \$ \$ 36,000 \$ 19; \$ 52,139 \$ 29; 2036 2	- \$ - 00 \$ 32,000 45 \$ 48,692	\$ - \$131,530 \$131,530 \$141,530 \$220,738	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100 \$ 5,100 \$ 46,361 2040	\$ - \$ - 2041	\$ 39,290 \$ 65,991 2042	\$ -:	\$ 6,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100 \$ 22,986 \$ 302,093 \$ 546,403 2045	\$ 5,600 s \$ - : \$ 41,600 s	\$ 6,775 \$ - \$ 8,575 \$ 16,295	\$ - \$ - 2048	\$ -	\$ 8,000 \$ \$ 5,100 \$ \$ 5,100 \$ \$ 5,100 \$	- \$ - \$ - \$1 2051
0-66c Pool Area Searity Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Vinyl Fencing 6' 0-124 Perimeter Wall Paint Both Sides 0-124 Perimeter Wall Repair Allowance Up Day Park Chain Link Fencing 4' 0-52 Pool Fence 5' Aluminum Category Subtotal: mes Totals: med Expenditures Standard Inflation 2.5% ing Balance	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600 \$ 5,600 \$ 6,560 2022 \$17,026	\$ 7,000 \$ 7,000 \$ 60,000 \$ 63,038 \$ 2023 \$ 46,136	\$	\$ 42,375 \$ \$ 17,886 \$ 5,100 \$ \$ 22,986 \$ \$ 6,861 \$ \$ 73,802 \$ \$55,875 \$	- \$ 28.000 \$ 31,679 \$ 2026 20 523,727 \$35,4	\$ 5,600 \$ 19,890 \$ 123,643 \$ 23,643 \$ 81,098	\$ 19,700 \$ 19,700 \$ 24,003 2029 \$105,839	\$ 8,000 \$ 5,100 \$ 23,300 \$ 29,099 2030 \$132,847	\$ - \$ 13 \$ - \$ \$ - \$ \$ - \$ 39 \$ - \$ 52 2031 \$157,527 \$214	000 \$ - \$ 800 \$ 221 \$ 221,174 \$221,174	- \$ 5,600 - \$ - - \$ 13,600 - \$ 18,748 921 \$284,857	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294 \$ 10,920 \$ 63,700 \$ 226,606 2035 \$ 332,711	\$ - \$ \$ 36,000 \$ 19,; \$ 52,139 \$ 29,; 2036 2 \$176,373 \$196.	- \$ - 00 \$ 32,000 45 \$ 48,692 337 2033 285 \$242,80	\$131,530 \$131,530 \$131,530 \$141,530 \$220,738 \$220,738	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100 \$ 5,100 \$ 46,361 2040 \$ 137,402	\$ - \$ - 2041 \$177,850	\$ 39,290 \$ 65,991 2042 \$269,335	\$ -:	\$ 6,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 5,100 \$ 22,986 \$ 302,093 \$ 546,403 2045 \$ 487,821	\$ 5,600 \$ \$ 5,600 \$ \$ 41,600 \$ \$ 77,124 \$ \$ 72,44 \$ \$ 55,335	\$ 6,775 \$ - \$ 8,575 \$ 16,295 2047 \$93,255	\$ - \$ - 2048 \$198,108	\$ - \$ - \$ - 2049 \$326,316	\$ 8,000 \$ \$ 5,100 \$ 39,600 \$ \$ 81,038 \$ 2050 \$462,116	- \$ - \$ - \$1 2051 35524,864 \$.
0-6cc Pool Area Security Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing Vinyl Fencing 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance Up Op Park Chain Link Fencing 4' 0-52 Pool Fence 5' Aluminum Category Subtotal: mee Totals: mee Totals: med Expenditures Standard Inflation 2.5% ing Balance	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600 \$ - \$ 6,400 \$ 6,560 2022 \$17,026 (\$6,560)	\$ 7,000 \$ - \$ 60,000 \$ 63,038 2023 \$ 46,136 \$ (\$63,038)	\$ - \$ 4,000 \$ 4,308 2024 \$(\$4,308)	\$ 42,375 \$ \$ 17,886 \$ 5,100 \$ 22,986 \$ \$ 66,861 \$ \$ 73,802 \$ 2025 \$ 555,875 \$ (\$73,802) (\$	- \$ 28,000 \$ 31,679 \$ 2026 20 23,727 \$35,4	\$ 5,600 \$ 19,890 \$ 23,643 \$ 2028 \$ 5,810,986 \$ (5,23,643)	\$ 19,700 \$ 19,700 \$ 24,003 2029 \$105,839 (\$24,003)	\$ 8,000 \$ 5,100 \$ 5,100 \$ 23,300 \$ 29,099 203 5132,847 (\$29,099)	\$ - \$ 13 \$ - \$ \$ - \$ \$ - \$ 39 \$ - \$ 52 2031 \$157,527 \$214 \$0 (\$52	0000 \$ - \$ 800 \$ 2221 \$ 2231	- \$ 5,600 - \$ 13,600 - \$ 18,748 033 2034 2921 \$284,857 \$0 (\$18,748)	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294 \$ 10,920 \$ 63,700 \$ 160,375 \$ 226,606 2035 \$ 332,711 (\$ 226,606)	\$ - \$ \$ 36,000 \$ 19, \$ 52,139 \$ 29, 2036 2 2 \$176,373 \$10,000 \$(\$52,139) \$(\$29,)	- \$ - 000 \$ 32,000 45 \$ 48,692 2037 2033 285 \$242,804 45) (\$48,692	\$131,530 \$131,530 \$141,530 \$22,738 \$22,738 \$22,738	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100 \$ 5,100 \$ 46,361 \$ 29,000 \$ 46,361 \$ 137,402 \$ 137,402 \$ (\$46,361)	\$ - \$ - 2041 \$177,850 \$0	\$ - \$ 39,290 \$ 65,991 2042 \$269,335 (\$65,991)	\$ -: \$ -: \$ -: \$ -: \$ 500,230 \$300,230 \$0	\$ 6,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100 \$ 22,986 \$ 302,093 \$ 546,403 2045 \$ 487,821 \$ \$46,403	\$ 5,600 \$ \$ 5,600 \$ \$ 77,124 \$ 2046 \$ \$55,335 \$ (\$77,124)	\$ 6,775 \$ - \$ 8,575 \$ 16,295 2047 \$93,255 (\$16,295)	\$ - \$ - 2048 \$198,108 \$0	\$ - \$ - \$ - 2049 \$326,316 \$0	\$ 8,000 \$ \$ 5,100 \$ \$ 5,100 \$ \$ 81,038 \$ 2050 \$462,116 (\$81,038)	- \$ - \$1 2051 \$524,864 \$ \$0 (\$1
0-66c Pool Area Searrity Camera System 0-62 Pool Cabana Restroom Refurbishment 0-88b Pool Cabana Interior and Exterior Painting 0-59 Pool Cabana Tile Roofing Category Subtotal: Walls and Fencing "Vinyl Fencing 6' 0-124 Perimeter Wall Paint Both Sides 0-48 Perimeter Wall Repair Allowance Dog Park Chain Link Fencing 4' 0-52 Pool Fence 5' Altuminum Category Subtotal: see Totals: seed Expenditures Standard Inflation 2.5% ing Balance ness al Contribution	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600 \$ 6,560 2022 \$17,026 (\$6,560) \$35,500	\$ 7,000 \$ 63,038 2023 \$46,136 \$63,038 \$37,275	\$ - \$ 4,000 \$ 4,308 2024 \$20,835 (\$4,308) \$39,139	\$ 42,375 \$ \$ 17,886 \$ 5,100 \$ 22,986 \$ \$ 66,861 \$ \$ 73,802 \$ 2025 \$55,875 \$ \$(573,802) \$ \$441,096 \$	- \$ 28,000 \$ 31,679 \$ 2026 20 523,277 \$35,4 31,679 443,150 \$45,3	\$ 5,600 \$ 19,890 \$ 23,643 \$ \$ 81,098 \$ 5 \$ 81,098 \$ (\$23,643) \$ (\$23,643) \$ (\$23,643)	\$ 19,700 \$ 19,700 \$ 24,003 2029 \$105,839 (\$24,003 \$49,952	\$ 8,000 \$ 5,100 \$ 23,300 \$ 29,099 2030 \$ 132,847 (\$29,099) \$ 52,450	\$ - \$ 13 \$ - \$ \$ - \$ \$ - \$ 39 \$ - \$ 52 2031 \$157,527 \$214 \$0 (\$52 \$55,072 \$57	- \$ 800 \$ 221 \$ 2032 2 1,74 \$221, 2221) 8,826 \$60,	- \$ 5,600 - \$ 13,600 - \$ 18,748 033 2034 921 \$284,857 \$0 (\$18,748) 717 \$63,753	\$ 12,000 \$ 54,375 \$ 17,886 \$ 5,100 \$ 8,500 \$ 21,294 \$ 10,920 \$ 63,700 \$ 160,375 \$ 226,606 \$ 332,711 \$ (\$226,606 \$ 66,941	\$ - \$ \$ 36,000 \$ 19; \$ 52,139 \$ 29; 2036 2 \$176,373 \$196, (552,139) (529; \$70,288 \$73,	- \$ - \$ - 000 \$ 32,000 45 \$ 48,692 307 203037 203037 203037 2030302 \$77,493	\$131,530 \$131,530 \$141,530 \$220,738 \$220,738 \$223,738 \$23,738	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100 \$ 5,100 \$ 46,361 20,40 \$ \$137,402 \$ (\$4,361) \$ (\$4,361)	\$ - \$ - \$177,850 \$0 \$89,707	\$ - \$ 39,290 \$ 65,991 2002 \$65,991) \$94,192	\$ -: \$ -: \$ -: \$300,230 \$300,230 \$98,902	\$ 6,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100 \$ 22,986 \$ 302,093 \$ 546,403 2045 \$ 487,821 \$ 546,403 \$ 109,039	\$ 5,600 s \$ 41,600 s \$ 77,124 s 2046 \$55,335 \$5114,491	\$ 6,775 \$ 8,575 \$ 16,295 2047 293,255 (\$16,295) \$120,216	\$ - \$ - 2048 \$198,108 \$0 \$126,226	\$ - \$ - \$ - \$ 2049 \$326,316 \$0 \$132,538	\$ 5,100 \$ \$ 5,100 \$ \$ 5,100 \$ \$ 39,600 \$ \$ 39,600 \$ \$ 3462,116 (\$81,038) \$ \$ 139,165	- \$ - \$ - \$1 2051 25524,864 \$ 50 (5) 5146,123 \$
Do-66c Pool Area Security Camera System	10 10 20 8 30 20 10 5 20 20	3 8 13 1 23 17 3 3 13 13	\$ 5,600 \$ - \$ 6,400 \$ 6,560 2022 \$17,026 (\$6,560)	\$ 7,000 \$ 60,000 \$ 63,038 \$ 2023 \$ 46,136 \$ (\$63,038) \$ 37,275 \$ 461	\$ - \$ 4,000 \$ 4,308 2024 \$20,835 (\$4,308) \$39,139	\$ 42,375 \$ \$ 17,886 \$ \$ 5,100 \$ \$ 22,986 \$ \$ 6,861 \$ \$ 73,802 \$ \$ 2025 \$ \$55,875 \$ \$ (\$73,802) \$ \$ 41,096 \$ \$ 559	- \$ 28,000 \$ 31,679 \$ 2026 20 \$23,727 \$35,4 \$43,150 \$45,3 \$237 \$3	\$ 5,600 \$ 19,890 \$ 23,643 \$ 81,098 \$ \$45,736 \$ 44,536 \$ 44,536	\$ 19,700 \$ 19,700 \$ 24,003 2029 \$105,839 (\$24,003) \$49,952 \$1,058	\$ 8,000 \$ 5,100 \$ 5,100 \$ 23,300 \$ 29,099 2030 \$132,847 (\$29,099 \$52,450 \$1,328	\$ - \$ 13 \$ - \$ \$ - \$ \$ - \$ 39 \$ - \$ 39 \$ - \$ 39 \$ - \$ 50 \$ 55 \$ 55,072 \$ 51,575 \$ 51,5	- \$ 800 \$ 221 \$ 2032 22,174 \$221,221) 8,826 \$60,142 \$2.	- \$ 5,600 - \$ 13,600 - \$ 18,748 033 2034 921 \$284,857 \$0 (\$18,748) 717 \$63,753 219 \$2,849	\$ 12,000 \$ 54,375 \$ 17,886 \$ 15,00 \$ 8,500 \$ 21,294 \$ 10,920 \$ 63,700 \$ 160,375 \$ 226,606 \$ 2035 \$ 332,711 \$ (\$226,606) \$ 66,941 \$ 56,941 \$ 56,941	\$ - \$ \$ 36,000 \$ 19, \$ 52,139 \$ 29, 2036 2 2 \$176,373 \$10,000 \$(\$52,139) \$(\$29,)	- \$ \$ 000 \$ 32,000 645 \$ 48,692 45	\$131,530 \$131,530 \$131,530 \$141,530 \$220,738 \$220,738 \$220,738 \$220,738 \$220,738 \$220,738 \$220,738 \$220,738	\$ 8,000 \$ 7,000 \$ 20,600 \$ 5,100 \$ 5,100 \$ 46,361 \$ 29,000 \$ 137,402 \$ 137,402 \$ 137,402 \$ 137,402	\$ - \$ - \$ 177,850 \$0 \$89,707 \$1,779	\$ - \$ 39,290 \$ 65,991 2042 \$269,335 (\$65,991) \$94,192 \$2,693	\$ -: \$ -: \$ -: \$ 300,230 \$ 50 \$ 58,902 \$ 3,002	\$ 6,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 10,000 \$ 42,375 \$ 34,656 \$ 182,187 \$ 17,886 \$ 5,100 \$ 22,986 \$ 3302,043 \$ 2487,821 \$ 5487,821 \$ 5	\$ 5,600 \$ \$ 41,600 \$ \$ 77,124 \$ \$55,335 \$ (\$77,124) \$ \$114,491 \$ \$553	\$ 6,775 \$ 8,575 \$ 16,295 2047 \$93,255 (\$16,295) \$120,216 \$933	\$ - \$ - 2048 \$198,108 \$0 \$126,226 \$1,981	\$ - \$ - \$ - 2049 \$326,316 \$0 \$132,538 \$3,263	\$ 8,000 \$ \$ 5,100 \$ \$ 5,100 \$ \$ 39,600 \$ \$ 81,038 \$ 2050 \$4462,116 (\$81,038 \$ 139,165 \$4,621	- \$ - \$ - \$1 2051 \$524.864 \$ (\$151.4123 \$ \$52.49

RESERVE FUNDING PLAN

Balance and Expenses by Year (As of 11/2021)



PROPOSED QUARTERLY ASSESSMENT

Our assessments are billed quarterly (January 1, April 1, July 1, and October 1) of each year.

\$195

Quarterly Assessment

5.4%

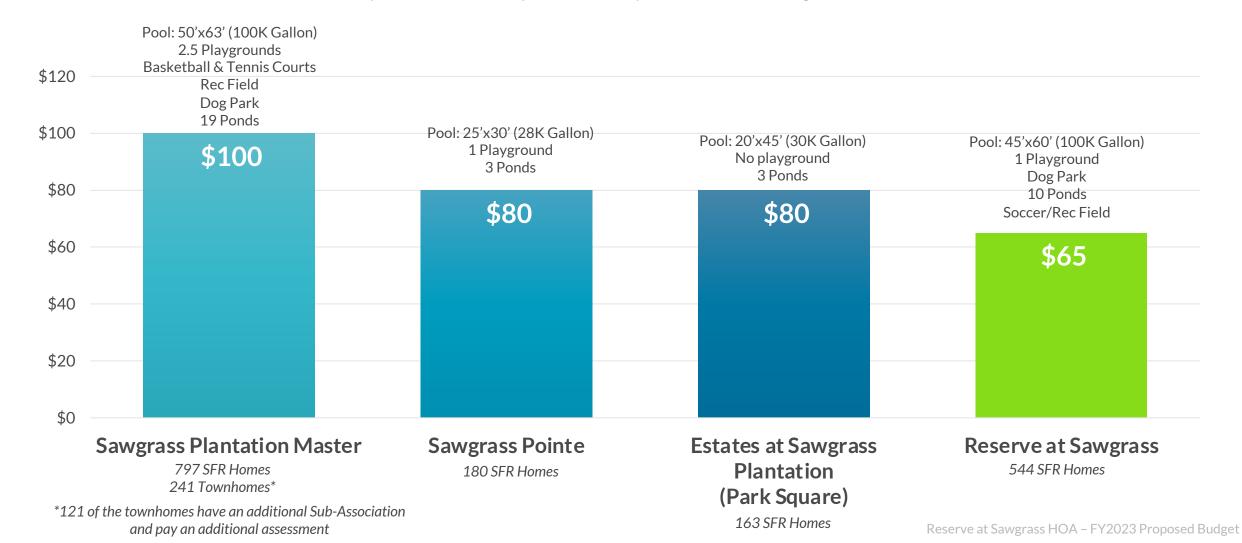
Increase

\$3.33

Monthly Increase

NEARBY HOA COMPARISON

A comparison of what the equivalent monthly dues are in surrounding communities.



COMMUNITY IMPROVEMENTS FOR FY2023



Grounds & Facilities

- Repairs of entrance stone walls
- Entrance bridge sidewalk & lighting repairs
- Painting & waterproofing of cabana and mail kiosk
- Landscape improvements at entrance
- Dog park improvements

Top 5 Survey Items

- 1. Clubhouse
- 2. Playground upgrades and shade covers
- 3. Rec/Tennis Court
- 4. Walking/bike paths
- 5. Fitness Center

PHASED PROJECT TIMELINE ESTIMATES

Starting 2023

PHASE 1

Playground Relocation & Shade Covers Initial Engineering Review & Concepting

2023-2025

Site Drainage/Grading Work Walking/Bike Paths & Parking Lot Extension Site Prep and Break Ground for Clubhouse

2024-2026

Clubhouse Completed Rec Courts Installed



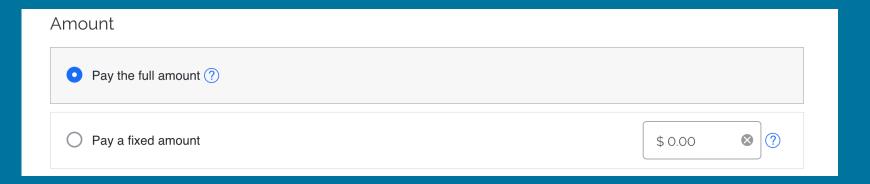




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Log into your account and click "Autopay" tab.
Ensure your "Amount" is set to "Pay the full amount" to automatically adjust for assessment changes.



MAKE SURE YOUR CONTACT INFORMATION IS UPDATED!

COMMUNITY WEBSITE

View upcoming community events, architectural rules, forms, and current community projects.

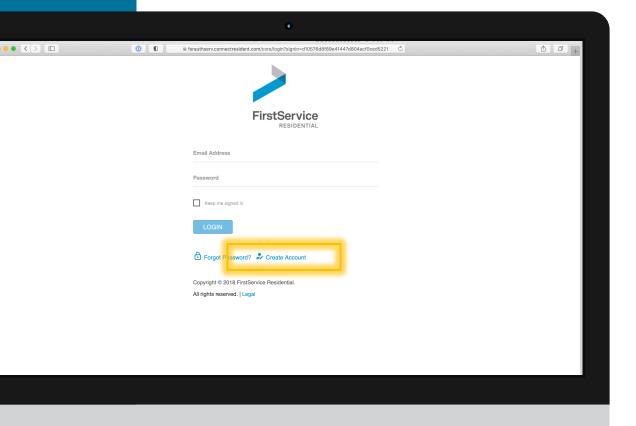
www.ReserveAtSawgrass.com

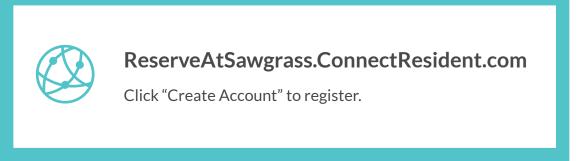
FIRSTSERVICE RESIDENT PORTAL

The FirstService Residential Portal is the place to go to view your account balance, make payments, update your contact information and view official association records.

ReserveAtSawgrass.ConnectResident.com

FIRSTSERVICE RESIDENT PORTAL







Log in and view your account information

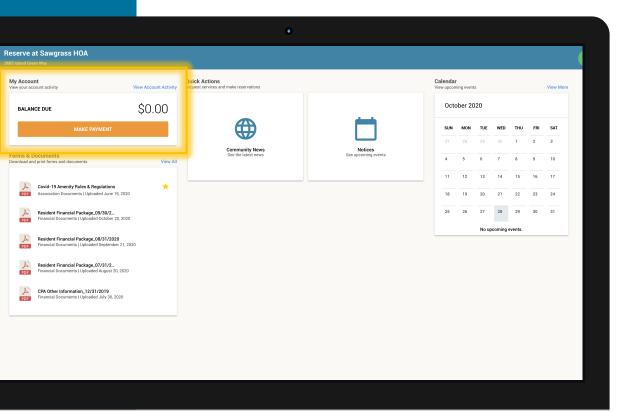
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View Financial Statements and more

Click "Community" and "Forms and Documents"

FIRSTSERVICE RESIDENT PORTAL





ReserveAtSawgrass.ConnectResident.com

Click "Create Account" to register.



Log in and view your account information

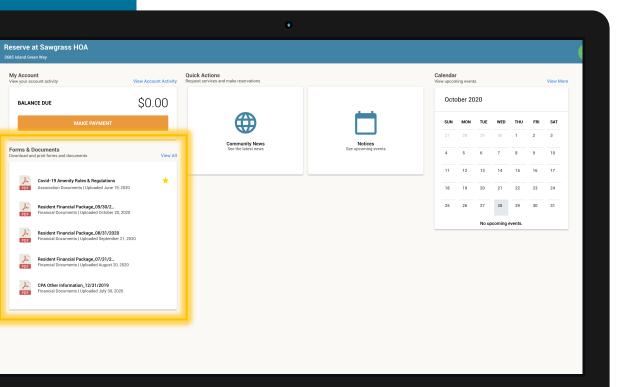
Ensure your email, phone and other information is current and correct.



View Financial Statements and more

Click "Community" and "Forms and Documents"

FIRSTSERVICE RESIDENT PORTAL





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Click "Create Account" to register.



Log in and view your account information

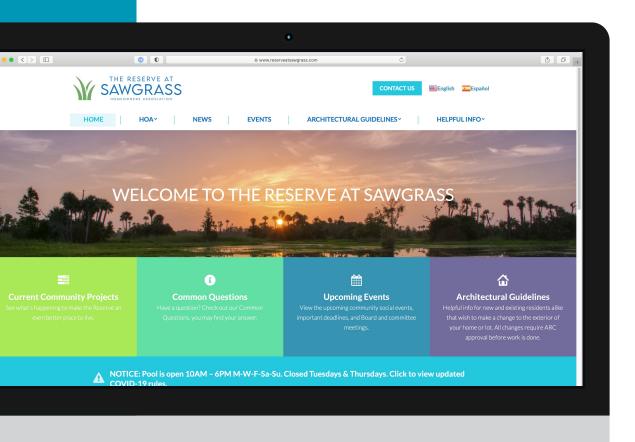
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View Financial Statements and more

Click "Community" and "Forms and Documents"

COMMUNITY WEBSITE



WWW.RESERVEATSAWGRASS.COM

- View Architectural Rules
- Submit ARC Requests
- View community events
- View documents & rules
- Contact your board and LCAM
- View maps & amenity info
- Report possible violations



Reserve at Sawgrass HOA - FY2023 Proposed Budget