

BUDGET LINE ITEM	2023 BUDGET		Owner Monthly Cost
	Oct 4 Mtg	2024 Owner Approved Budget	
<b>LANDSCAPING TASKS</b>			
Lawn Mowing / Trimming / Edging	\$38,273	\$43,524	\$86.36
Detention Basin Cleanup	\$1,344	\$1,600	\$3.17
Weeding	\$6,650	\$8,100	\$16.07
Pruning - First	\$3,780	\$3,614	\$7.17
Pruning – Second	\$3,780	\$0	\$0.00
Spring Cleanup	\$2,730	\$2,158	\$4.28
Flowers / Shrubs / Trees	\$6,310	\$3,000	\$5.95
Fall Cleanup	\$3,150	\$2,158	\$4.28
Leaf Cleanup	\$1,575	\$2,158	\$4.28
Tree Removal	\$6,000	\$6,000	\$11.90
Fertilization	\$8,820	\$10,816	\$21.46
Lawn Grub Control	\$1,827	\$2,912	\$5.78
Insecticide Treatment	\$1,155	\$3,640	\$7.22
Aeration	\$1,103	\$1,404	\$2.79
Spring Sprinkler Startup	\$1,181	\$1,429	\$2.84
Fall Sprinkler Shutdown	\$709	\$1,248	\$2.48
Common Area Snow Removal	\$14,875	\$18,880	\$37.46
Sprinkler Operation Maintenance	\$1,313	\$1,123	\$2.23
Sprinkler Repairs	\$7,607	\$4,277	\$8.49
Common Area Repairs	\$1,050	\$1,900	\$3.77
<b>LS Sub Total</b>	<b>\$113,232</b>	<b>\$119,941</b>	
<b>Owner Decision at 27 Sep Annual Meeting</b>			
Capped weeding at \$8100			
Deleted 2nd Pruning			
Reduced Flowers/Shrubs/Trees to \$3000			
Include 4% cost increase on some tasks			

<b>ADMIN COSTS</b>			
Weber Basin Water Bill	\$4,610	\$5,334	\$10.58
HOA Registration	\$10	\$10	\$0.02
Utah Corporation Registration	\$30	\$30	\$0.06
HOA Liability Insurance	\$1,040	\$1,040	\$2.06
Legal Fees	\$1,500	\$3,000	\$5.95
Master HOA Liability Insurance Bill	\$413	\$450	\$0.89
CPA Prep of Taxes	\$345	\$400	\$0.79
WRPM Management Fee	\$5,700	\$5,700	\$11.31
WRPM Printing / Mailing Fee	\$565	\$565	\$1.12
Misc.	\$1,200	\$1,200	\$2.38
Reserve Study	\$0	\$750	\$1.49
<b>Admin Sub Total</b>	<b>\$15,413</b>	<b>\$18,479</b>	
Reserve Fund Re- Investment	\$11,640	\$11,640	\$23.10
<b>TOTALS</b>	<b>\$140,285</b>	<b>\$150,060</b>	\$297.74

### Reserve Study Items

Item	Cost	Useful Life	Cost / Year	Planned Exp
Sign	\$3,500	7	\$500.00	No
Vinyl Fencing	\$45,000	10	\$4,500.00	No
Bench	\$1,600	1	\$1,600.00	No
Street Light	\$4,500	7	\$642.86	No
Bark Replacement	\$6,000	1	\$6,000.00	Yes
Landscape Replacement	\$6,000	1	\$6,000.00	Yes
Erosion Repair	\$10,000	10	\$1,000.00	Yes
Irrigation System	\$7,000	1	\$7,000.00	Yes
Wind Damage	\$6,500	1	\$6,500.00	Yes
Utility Lateral Repair	\$6,000	30	\$200.00	No
Insurance Deductible	\$1,500	1	\$1,500.00	No
10% Owner Default	\$9,300	1	\$9,300.00	No
As of 2023 Budget Prep		<b>Reserve Total</b>	<b>\$44,742.86</b>	

Completed required interim study in 2021 - next full study due in 2024

Reserve Study recommended annual investment per month - \$1,275 - owners approved \$970

Increased snow removal budget due to latest Old School agreement

### 2023 Expected Reserve Expenses

Item	GL Code	Cost
Sprinkler Repair/Replacement	1402	\$2,000
Plant/Shrub Replacement	1444	\$2,000
Bark Replacement	1445	\$5,000
		<b>\$9,000</b>

### Assesment Analysis

	<u>2023</u>	<u>2024</u>
Landscape	\$113,232	\$119,941
Admin	\$15,413	\$18,479
Reserve	\$11,640	\$11,640
Total	\$140,285	\$150,060
Current Assessment	\$126,000	\$138,600
Shortfall	<b>-\$14,285</b>	<b>-\$11,460</b>

Owner approved service reductions  
 Owner Approved Assessment Increase o  
 Shortfall





f \$300 per owner