

**THE VILLAGE AT MOTTS LANDING  
HOMEOWNERS ASSOCIATION, INC.  
GENERAL - 2024 BUDGET**

BOD Approved 09.07.23

Ratified: 11.18.2023

Units

419

CODE	CATEGORY	2023 Annual Budget	2024 Annual Budget	HOA Per Month	Unit Per Month
<b>INCOME</b>					
<b>Revenue-Assessments</b>					
I1	40-40100-00 Assessments	\$556,880.85	\$669,240.00	\$55,770.00	\$133.10
<b>Income Accounts Total</b>		<b>\$556,880.85</b>	<b>\$669,240.00</b>	<b>\$55,770.00</b>	<b>\$133.10</b>

<b>EXPENSES</b>					
<b>Administrative Expenses</b>					
A1	60-60225-00 Bank Service Charge	\$0.00	\$0.00	\$0.00	\$0.00
A3	60-60500-00 Community Affairs	\$3,000.00	\$3,000.00	\$250.00	\$0.60
A4	60-60800-00 Insurance, Commercial	\$18,165.00	\$23,602.00	\$1,966.83	\$4.69
A7	60-60900-00 Internet	\$0.00	\$0.00	\$0.00	\$0.00
A8	60-61150-00 Legislative Action	\$399.00	\$419.00	\$34.92	\$0.08
A9	60-61200-00 Management Fees	\$40,180.00	\$45,100.00	\$3,758.33	\$8.97
A10	60-61300-00 Meeting	\$1,450.00	\$1,800.00	\$150.00	\$0.36
A11	60-61700-00 Postage Expense	\$1,854.00	\$1,950.00	\$162.50	\$0.39
A12	60-61810-00 Professional Services, Audit	\$6,500.00	\$8,000.00	\$666.67	\$1.59
A13	60-61820-00 Professional Services, Collections	\$0.00	\$150.00	\$12.50	\$0.03
A14	60-61830-00 Professional Services, Consulting	\$14,700.00	\$7,000.00	\$583.33	\$1.39
A15	60-61840-00 Professional Services, Legal	\$45,000.00	\$60,000.00	\$5,000.00	\$11.93
A16	60-61850-00 Professional Services, Tax	\$450.00	\$450.00	\$37.50	\$0.09
A17	60-62200-00 Supplies, Clubhouse	\$0.00	\$0.00	\$0.00	\$0.00
A18	60-62230-00 Supplies, Office	\$6,180.00	\$5,000.00	\$416.67	\$0.99
A19	60-62410-00 Taxes, Licenses & Permits	\$0.00	\$550.00	\$45.83	\$0.11
A20	60-62430-00 Taxes, Property	\$0.00	\$0.00	\$0.00	\$0.00
A21	60-62500-00 Website	\$168.00	\$168.00	\$14.00	\$0.03
<b>Subtotal Administrative Expenses</b>		<b>\$138,046.00</b>	<b>\$157,189.00</b>	<b>\$13,099.08</b>	<b>\$31.26</b>
<b>Grounds Maintenance</b>					
G1	75-75500-00 Entrance Maintenance	\$600.00	\$550.00	\$45.83	\$0.11
G2	75-75700-00 Fountain	\$0.00	\$0.00	\$0.00	\$0.00
G3	75-75900-00 Irrigation Maintenance	\$3,303.72	\$7,500.00	\$625.00	\$1.49
G4	75-76000-00 Landscape Contract- Base	\$70,837.80	\$135,200.00	\$11,266.67	\$26.89
G5	75-76060-00 Landscape - Ponds	\$0.00	\$0.00	\$0.00	\$0.00
G6	75-76100-00 Landscape Material	\$8,843.64	\$17,332.00	\$1,444.33	\$3.45
G7	75-76200-00 Landscape - Other - Flowers	\$24,240.69	\$5,220.00	\$435.00	\$1.04
G8	75-76500-00 Ponds Contract	\$9,000.00	\$8,602.00	\$716.83	\$1.71
G9	75-76510-00 Pond Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
G10	75-76800-00 Signs & Fixtures Maintenance	\$650.00	\$650.00	\$54.17	\$0.13
G11	75-77100-00 Tree Replacement	\$1,200.00	\$0.00	\$0.00	\$0.00

**THE VILLAGE AT MOTTS LANDING  
HOMEOWNERS ASSOCIATION, INC.  
GENERAL - 2024 BUDGET**

BOD Approved 09.07.23

Ratified:

11.18.2023

Units

419

CODE		CATEGORY	2023 Annual Budget	2024 Annual Budget	HOA Per Month	Unit Per Month
G12	75-77110-00	Tree Trimming	\$0.00	\$6,400.00	\$533.33	\$1.27
G13	75-77600-00	Wildlife	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Grounds Maintenance</b>			<b>\$118,675.85</b>	<b>\$181,454.00</b>	<b>\$15,121.17</b>	<b>\$36.09</b>
<b>Recreation Facilities-Clubhouse</b>						
CH1	80-65100-05	Pest Control	\$450.00	\$450.00	\$37.50	\$0.09
CH2	80-65120-05	Pest Control - Termite Bond	\$1,000.00	\$300.00	\$25.00	\$0.06
CH3	80-65210-05	Security Monitoring	\$4,300.00	\$4,500.00	\$375.00	\$0.89
CH4	80-65220-05	Security Card Replacement	\$0.00	\$0.00	\$0.00	\$0.00
CH5	80-70100-05	Backflow Testing	\$200.00	\$305.00	\$25.42	\$0.06
CH6	80-70710-05	Fire Inspections	\$310.00	\$310.00	\$25.83	\$0.06
CH7	80-70730-05	Fire System Maintenance	\$1,500.00	\$1,500.00	\$125.00	\$0.30
CH8	80-70800-05	General Maintenance	\$1,200.00	\$800.00	\$66.67	\$0.16
CH9	80-71100-05	HVAC Contract	\$650.00	\$676.00	\$56.33	\$0.13
CH10	80-71400-05	Plumbing	\$500.00	\$500.00	\$41.67	\$0.10
CH11	80-71500-05	Pressure Washing	\$1,500.00	\$1,800.00	\$150.00	\$0.36
CH12	80-71700-05	Security System Maintenance	\$2,300.00	\$3,000.00	\$250.00	\$0.60
CH13	80-80100-05	Clubhouse Maintenance	\$1,250.00	\$2,000.00	\$166.67	\$0.40
CH14	80-80110-05	Clubhouse Cleaning	\$5,040.00	\$9,620.00	\$801.67	\$1.91
CH15	80-80115-05	Clubhouse Supplies	\$1,500.00	\$1,500.00	\$125.00	\$0.30
CH16	80-80130-05	Fitness Equipment	\$800.00	\$5,000.00	\$416.67	\$0.99
CH17	80-80131-05	Fitness Equipment Maintenance	\$0.00	\$650.00	\$54.17	\$0.13
CH18	80-80410-05	Pool Contract	\$13,350.00	\$13,383.00	\$1,115.25	\$2.66
CH19	80-80430-05	Pool Chemicals	\$0.00	\$300.00	\$25.00	\$0.06
CH20	80-80470-05	Pool Equipment	\$1,000.00	\$300.00	\$25.00	\$0.06
CH21	80-80480-05	Pool Furniture	\$500.00	\$500.00	\$41.67	\$0.10
CH22	80-80500-05	Pool Repairs	\$500.00	\$500.00	\$41.67	\$0.10
CH23	80-80530-05	Pool Supplies	\$500.00	\$500.00	\$41.67	\$0.10
CH24	80-80800-05	Tennis Court Maintenance	\$500.00	\$500.00	\$41.67	\$0.10
CH25	80-85110-05	Cable TV Expense - Fitness Room	\$2,300.00	\$1,800.00	\$150.00	\$0.36
U1	80-85200-05	Electricity	\$8,500.00	\$12,041.00	\$1,003.42	\$2.39
CH25	80-85600-05	Sewer	\$895.00	\$1,050.00	\$87.50	\$0.21
CH26	80-85820-05	Telephone - Base	\$2,500.00	\$2,500.00	\$208.33	\$0.50
U2	80-85900-05	Trash Pickup	\$513.00	\$515.00	\$42.92	\$0.10
CH27	80-86010-05	Water - Clubhouse	\$683.00	\$680.00	\$56.67	\$0.14
<b>Subtotal Recreation Facilities - Clubhouse</b>			<b>\$54,241.00</b>	<b>\$67,480.00</b>	<b>\$5,623.33</b>	<b>\$13.42</b>
<b>Recreation Facilities-Pavilion</b>						
P1	81-65100-04	Pest Control	\$300.00	\$450.00	\$37.50	\$0.09
P2	81-65120-04	Pest Control - Termite Bond	\$1,000.00	\$300.00	\$25.00	\$0.06
P3	81-65210-04	Security Monitoring	\$8,015.00	\$8,800.00	\$733.33	\$1.75
P4	81-65220-04	Security Card Replacement	\$0.00	\$0.00	\$0.00	\$0.00
P5	81-70100-04	Backflow Testing	\$150.00	\$305.00	\$25.42	\$0.06
P6	81-70710-04	Fire Inspections	\$310.00	\$310.00	\$25.83	\$0.06
P7	81-70800-04	General Maintenance	\$500.00	\$500.00	\$41.67	\$0.10
P8	81-71100-04	HVAC Contract	\$485.00	\$510.00	\$42.50	\$0.10
P9	81-71400-04	Plumbing	\$650.00	\$500.00	\$41.67	\$0.10
P10	81-71500-04	Pressure Washing	\$1,100.00	\$1,800.00	\$150.00	\$0.36
P11	81-71700-04	Security System Maintenance	\$500.00	\$500.00	\$41.67	\$0.10
P12	81-80100-04	Pavilion Maintenance	\$1,250.00	\$500.00	\$41.67	\$0.10
P13	81-80110-04	Pavilion Cleaning	\$3,708.00	\$9,620.00	\$801.67	\$1.91
P14	81-80115-04	Pavilion Supplies	\$500.00	\$1,500.00	\$125.00	\$0.30
P15	81-80130-04	Fitness Equipment Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
P16	81-80410-04	Pool Contract	\$13,350.00	\$13,382.00	\$1,115.17	\$2.66
P17	81-80430-04	Pool Chemicals	\$0.00	\$300.00	\$25.00	\$0.06
P18	81-80470-04	Pool Equipment	\$1,000.00	\$500.00	\$41.67	\$0.10
P19	81-80480-04	Pool Furniture	\$0.00	\$500.00	\$41.67	\$0.10
P20	81-80500-04	Pool Repairs	\$500.00	\$500.00	\$41.67	\$0.10
P21	81-80530-04	Pool Supplies	\$500.00	\$500.00	\$41.67	\$0.10
P22	81-80800-04	Pickle Ball Court Maintenance	\$250.00	\$500.00	\$41.67	\$0.10
P23	81-85110-04	Cable TV Expense - Fitness Room	\$2,800.00	\$1,500.00	\$125.00	\$0.30
P24	81-85200-04	Electricity-Pavilion	\$4,000.00	\$2,000.00	\$166.67	\$0.40
P25	81-85600-04	Sewer	\$1,650.00	\$1,250.00	\$104.17	\$0.25
P26	81-85820-04	Telephone - Base	\$900.00	\$1,650.00	\$137.50	\$0.33

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HOMEOWNERS ASSOCIATION, INC.  
GENERAL - 2024 BUDGET**

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Units 419

CODE		CATEGORY	2023 Annual Budget	2024 Annual Budget	HOA Per Month	Unit Per Month
U5	81-85900-04	Trash Pickup	\$0.00	\$515.00	\$42.92	\$0.10
P27	81-86010-04	Water - Pavilion	\$250.00	\$200.00	\$16.67	\$0.04
<b>Subtotal Recreation Facilities - Pavllion</b>			<b>\$43,668.00</b>	<b>\$48,892.00</b>	<b>\$4,074.33</b>	<b>\$9.72</b>
<b>Utilities</b>						
U1	85-85200-00	Electricity	\$53,500.00	\$52,600.00	\$4,383.33	\$10.46
U2	85-85400-00	Electricity-Street Lights	\$25,000.00	\$28,000.00	\$2,333.33	\$5.57
U3	85-85500-00	Propane	\$300.00	\$400.00	\$33.33	\$0.08
U5	85-86000-00	Water	\$5,700.00	\$3,900.00	\$325.00	\$0.78
<b>Subtotal Utilities</b>			<b>\$84,500.00</b>	<b>\$84,900.00</b>	<b>\$7,075.00</b>	<b>\$16.89</b>
<b>Special Projects</b>						
SP1	95-95100-00	Special Projects	\$20,000.00	\$20,000.00	\$1,666.67	\$3.98
SP3	95-95950-00	Special Project - Landscape	\$0.00	\$8,000.00	\$666.67	\$1.59
SP4	95-96100-00	Special Project - Pond	\$0.00	\$1,500.00	\$125.00	\$0.30
SP5	95-97200-00	Special Project - Storm Clean Up	\$2,750.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Special Projects</b>			<b>\$24,250.00</b>	<b>\$29,500.00</b>	<b>\$2,458.33</b>	<b>\$5.87</b>
<b>Reserve Funding</b>						
RS1	98-98100-00	Reserve Funding	\$93,500.00	\$99,825.00	\$8,318.75	\$19.85
RS2	98-98300-00	Reserve Funding - Capital	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Reserve Funding</b>			<b>\$93,500.00</b>	<b>\$99,825.00</b>	<b>\$8,318.75</b>	<b>\$19.85</b>
<b>Expense Accounts Total</b>			<b>\$556,880.85</b>	<b>\$669,240.00</b>	<b>\$55,770.00</b>	<b>\$133.10</b>

<b>GENERAL (All Motts Owners)</b>		<b>\$134.00 per Lot per Month</b>
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**THE VILLAGE AT MOTTS LANDING  
HOMEOWNERS ASSOCIATION, INC.  
PAMELA'S PLACE - 2024 BUDGET**

BOD Approved 09.07.23

Ratified 11.18.2023

Units

61

		CATEGORY	2023 Annual Budget	2024 Annual Budget	HOA Per Month	Unit Per Month
<b>INCOME</b>						
<b>Revenue-Assessments</b>						
I1	40-40100-00	Assessments General	\$0.00	\$0.00	\$0.00	\$0.00
I2	40-40250-01	Assessments Pamelas Place	\$115,517.11	\$92,721.00	\$7,726.75	\$126.67
I3	40-40250-01	Assessments Pamelas Place -Adjustment	\$0.00	\$ (17,405.55)	\$ (1,450.46)	\$ (23.78)
I4	40-41000-01	Developer	\$0.00	\$0.00	\$0.00	\$0.00
<b>Rev</b>						
I5	42-42300-01	Interest, Pamelas Place	\$0.00	\$0.00	\$0.00	\$0.00
I6	42-42500-01	Late Charge-Pamelas Place	\$0.00	\$0.00	\$0.00	\$0.00
<b>Income Accounts Total</b>			<b>\$115,517.11</b>	<b>\$75,315.45</b>	<b>\$6,276.29</b>	<b>\$102.89</b>

<b>Administrative Expenses</b>						
A1	60-607XX-00	Master Motts Assessment	\$0.00	\$0.00	\$0.00	\$0.00
A1	60-60800-01	Insurance, Pamela's Place	\$300.00	\$405.00	\$33.75	\$0.55
<b>Subtotal Administrative Expenses</b>			<b>\$300.00</b>	<b>\$405.00</b>	<b>\$33.75</b>	<b>\$0.55</b>
<b>Operating Expense</b>						
O1	65-65300-01	Vandalism	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Operating Expense</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Building Maintenance</b>						
B1	70-70300-01	Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
B2	70-70500-01	Electrical Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
B1	70-70800-01	General Maintenance - Pamela's Place	\$0.00	\$250.00	\$20.83	\$0.34
<b>Subtotal Building Maintenance</b>			<b>\$0.00</b>	<b>\$250.00</b>	<b>\$20.83</b>	<b>\$0.34</b>
<b>Grounds Maintenance</b>						
G1	75-75100-01	Debris Removal	\$0.00	\$0.00	\$0.00	\$0.00
G2	75-75500-01	Entrance Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
G3	75-75600-01	Fence - Pamela's Place	\$0.00	\$0.00	\$0.00	\$0.00
G4	75-75720-01	Fountain - Pamela's Place	\$0.00	\$0.00	\$0.00	\$0.00
G5	75-75800-01	Gate Maintenance - Pamela's Place	\$2,625.00	\$950.00	\$79.17	\$1.30
G6	75-75820-01	Gate Contract	\$0.00	\$2,350.00	\$195.83	\$3.21
G7	75-76000-01	Landscape Contract	\$60,756.00	\$56,415.00	\$4,701.25	\$77.07
G8	75-76060-01	Landscape - Ponds - Pamela's Place	\$0.00	\$0.00	\$0.00	\$0.00
G9	75-76500-01	Ponds Contract	\$0.00	\$0.00	\$0.00	\$0.00
G10	75-76800-01	Signs & Fixtures Maintenance	\$0.00	\$400.00	\$33.33	\$0.55
G11	75-76900-01	Storm Cleanup	\$0.00	\$0.00	\$0.00	\$0.00
G12	75-77110-01	Tree Trimming	\$750.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Grounds Maintenance</b>			<b>\$84,627.11</b>	<b>\$60,115.00</b>	<b>\$5,009.58</b>	<b>\$82.12</b>
<b>Utilities</b>						
U1	85-85210-01	Electricity - Access Gates - Pamela's Place	\$500.00	\$500.00	\$41.67	\$0.68
U2	85-85400-01	Lighting-Street Lights	\$0.00	\$0.00	\$0.00	\$0.00
U3	85-85700-01	Stormwater	\$0.00	\$0.00	\$0.00	\$0.00
U4	85-85800-01	Telephone - Access Gates - Pamela's Place	\$1,250.00	\$2,040.00	\$170.00	\$2.79
U5	85-86000-01	Water	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Utilities</b>			<b>\$1,750.00</b>	<b>\$2,540.00</b>	<b>\$211.67</b>	<b>\$3.47</b>
<b>Special Projects</b>						
SP1	95-95100-01	Special Project	\$0.00	\$1,000.00	\$83.33	\$1.37
SP2	95-95860-01	Special Projects-Gates	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Special Projects</b>			<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$83.33</b>	<b>\$1.37</b>
<b>Reserve Funding</b>						
RS1	98-98200-00	Reserve Funding - Pamela's Place	\$28,840.00	\$28,411.00	\$2,367.58	\$38.81
RS2	98-98300-01	Reserve Funding - Capital	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Reserve Funding</b>			<b>\$28,840.00</b>	<b>\$28,411.00</b>	<b>\$2,367.58</b>	<b>\$38.81</b>
<b>Expense Accounts Total</b>			<b>\$115,517.11</b>	<b>\$92,721.00</b>	<b>\$7,726.75</b>	<b>\$126.67</b>
Less Adjustment for 2021-2022				\$ (17,405.55)	\$ (1,450.46)	\$ (23.78)
<b>Net Dues</b>				<b>\$ 75,315.45</b>	<b>\$ 6,276.29</b>	<b>\$ 102.89</b>

**PAMELA'S PLACE HOMES  
2024 HOA DUES:**

\$103.00 per Month per PPL Lot

**\$134.00 General + \$103.00 Pamela's Place  
\$237.00 per Month**



# THE VILLAGE AT MOTTS LANDING HOMEOWNERS ASSOCIATION, INC. Patio Home - 2024 BUDGET

BOD Approved: 09.07.23

Ratified

11.18.2023

Units

314

CODE	CATEGORY	2023 Annual	2024 Annual Budget	HOA Per Month	Unit Per Month
<b>Revenue-Assessments</b>					
I1	40-40100-00 General Assessments	\$0.00	\$0.00	\$0.00	\$0.00
I2	40-40300-02 Assessments - Patio Home	\$366,912.00	\$290,404.00	\$24,200.33	\$77.07
I3	40-41000-02 Assessments - Patio Home -Adjustment	\$0.00	\$ (2,190.06)	\$ (182.51)	\$ (0.58)
<b>Revenue</b>					
I4	42-42500-02 Late Charge-Patio Home	\$0.00	\$0.00	\$0.00	\$0.00
<b>Income Accounts Total</b>		<b>\$366,912.00</b>	<b>\$288,213.94</b>	<b>\$24,017.83</b>	<b>\$76.49</b>

<b>Expenses</b>					
A1	60-607XX-00 Master Motts Assessment	\$0.00	\$0.00	\$0.00	\$0.00
<b>Grounds Maintenance</b>					
G2	75-76000-02 Landscape Contract	\$366,912.00	\$290,404.00	\$24,200.33	\$77.07
<b>Reserve Funding - Capital</b>					
R1	98-98100-02 Reserves - Patio Homes	\$0.00	\$0.00	\$0.00	\$0.00
<b>Expense Accounts Total</b>		<b>\$366,912.00</b>	<b>\$290,404.00</b>	<b>\$24,200.33</b>	<b>\$77.07</b>
Less Adjustments for 2021-2022			\$ (2,090.06)	\$ (182.51)	\$ (0.58)
<b>Net Dues for 2024</b>			<b>\$ 288,313.94</b>	<b>\$ 24,017.82</b>	<b>\$ 76.49</b>

<b>PATIO HOMES 2024 HOA DUES:</b>		\$77.00 per Month per Patio Home Lot
		\$134.00 General + \$77.00 Patio <b>\$211.00 Patio Home per Month</b>

**THE VILLAGE AT MOTTS LANDING  
HOMEOWNERS ASSOCIATION, INC.  
TOWNHOMES - 2024 BUDGET**

BOD Approved 09.07.23

Ratified

11.18.2023

Units

44

CODE	CATEGORY	2023 Annual Budget	2024 Annual Budget	HOA Per Month	Unit Per Month
<b>INCOME</b>					
<b>Revenue-Assessments</b>					
I1 40-40100-00	General Assessments	\$0.00	\$0.00	\$0.00	\$0.00
I1 40-40400-00	Assessments - Townhomes	\$179,880.00	\$266,148.00	\$22,179.00	\$504.07
I2 40-40400-00	Assessments - Townhomes- Adjustment	\$0.00	\$ (18,896.84)	\$ (1,574.74)	\$ (35.79)
<b>TOTAL INCOME</b>		<b>\$179,880.00</b>	<b>\$247,251.16</b>	<b>\$20,604.26</b>	<b>\$468.28</b>
<b>EXPENSES</b>					
<b>Administrative Expenses</b>					
A1 60-60800-03	Insurance (Townhomes)	\$82,399.00	\$169,625.00	\$14,135.42	\$321.26
<b>Subtotal Administrative Expenses</b>		<b>\$82,399.00</b>	<b>\$169,625.00</b>	<b>\$14,135.42</b>	<b>\$321.26</b>
<b>Operating Expense</b>					
O1 65-65100-03	Pest Control	\$11,800.00	\$12,390.00	\$1,032.50	\$23.47
O2 65-65140-03	Pest Control- Termite Bond / Inspection	\$4,180.00	\$4,180.00	\$348.33	\$7.92
O3 65-65220-03	Security System (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Operating Expense</b>		<b>\$15,980.00</b>	<b>\$16,570.00</b>	<b>\$1,380.83</b>	<b>\$31.38</b>
<b>Building Maintenance</b>					
B1 70-70100-03	Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00
B1 70-70200-03	Building Maintenance (Townhomes)	\$2,500.00	\$0.00	\$0.00	\$0.00
B2 70-70800-03	General Maintenance (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
B3 70-71000-03	Gutter Maintenance (Townhomes)	\$4,935.00	\$3,600.00	\$300.00	\$6.82
B4 70-71500-03	Pressure Washing (Townhomes)	\$0.00	\$2,500.00	\$208.33	\$4.73
B5 70-71600-03	Roof Repairs (Townhomes)	\$0.00	\$500.00	\$41.67	\$0.95
<b>Subtotal Building Maintenance</b>		<b>\$7,435.00</b>	<b>\$6,600.00</b>	<b>\$550.00</b>	<b>\$12.50</b>
<b>Grounds Maintenance</b>					
G1 75-75500-03	Entrance Maintenance (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
G2 75-75600-03	Fence Maintenance	\$0.00	\$250.00	\$20.83	\$0.47
G3 75-76000-03	Landscape Contract	\$34,320.00	\$30,173.00	\$2,514.42	\$57.15
G6 75-76800-03	Signs & Fixtures Maintenance (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
G7 75-77110-03	Tree Trimming (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Grounds Maintenance</b>		<b>\$34,820.00</b>	<b>\$30,423.00</b>	<b>\$2,535.25</b>	<b>\$57.62</b>
<b>Utilities</b>					
U1 85-86000-03	Water - Common Areas (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Utilities</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Special Projects</b>					
SP1 95-95100-03	Special Projects (Townhomes)	\$1,500.00	\$500.00	\$41.67	\$0.95
SP1 95-95800-03	Special Projects -Fences	\$2,500.00	\$2,500.00	\$208.33	\$4.73
SP1 95-96000-03	Special Projects -Painting (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Special Projects</b>		<b>\$4,000.00</b>	<b>\$3,000.00</b>	<b>\$250.00</b>	<b>\$5.68</b>
<b>Reserve Funding</b>					
RS1 98-98100-03	Reserve Funding (Townhomes)	\$35,246.00	\$39,930.00	\$3,327.50	\$75.63
RS2 98-98300-03	Reserve Transfer (Townhomes)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Reserve Funding</b>		<b>\$35,246.00</b>	<b>\$39,930.00</b>	<b>\$3,327.50</b>	<b>\$75.63</b>
<b>Expense Accounts Total</b>		<b>\$179,880.00</b>	<b>\$266,148.00</b>	<b>\$22,179.00</b>	<b>\$504.07</b>
Less Adjustments for 2021-2022			\$ (18,896.84)	\$ (1,574.74)	\$ (35.79)
<b>Net Dues 2024</b>			<b>\$247,251.16</b>	<b>\$20,604.26</b>	<b>\$468.28</b>

<b>TOWNHOMES 2024 HOA DUES:</b>	<b>\$468.00 per Month per Townhome</b>
	<b>\$134.00 General + \$468 Townhome = \$602.00 per</b>