

**Marshall Meadows Homeowner's Association
2024 Budget - Preliminary**

	<u>2024</u>	<u>Notes</u>
Total Number of Units	75	Final @ Buildout
Assessment Fee Rate	\$35.00	Monthly
 <u>INCOME</u>		
<u>Assessments</u>		
4001 - Master Association Assessment Fee	\$31,500.00	
<u>Contribution</u>		
4101 - Developer's Contribution	\$0.00	
<u>Other Income</u>		
4201 - Late Fee/Non-Payment Fee	\$0.00	
<u>Pass Thru Costs</u>		
4301 - Delinquent Letter Fee	\$0.00	
 TOTAL INCOME	 \$31,500.00	
 <u>EXPENSES</u>		
<u>Pass thru expenses</u>		
5001 - Delinquent Letter Generation	\$0.00	
5002 - Recorded Lien Generation	\$0.00	
5003 - Non-Compliance Letter Generation	\$0.00	
<u>Professional</u>		
5101 - Association Management Fee	\$5,850.00	Full Buildout
5102 - Administrative Fee	\$0.00	
5103 - CPA/Audits	\$400.00	
5104 - Legal	\$0.00	
5105 - Site Review: Non-Compliance and Common Areas	\$0.00	
5106 - Reserve Study	\$869.00	
Total Professional	\$7,119.00	
<u>Office Expenses</u>		
5201 - Postage	\$891.00	Based on monthly mailings at full buildout
5202 - Copies	\$0.00	
5203 - Office Supplies	\$0.00	
5204 - Bank Service Fee	\$96.00	\$8 per month
5205 - Storage of Records	\$0.00	
Total Office Expenses	\$987.00	
<u>Insurance Expenses</u>		
5301 - Liability/Property	\$0.00	
<u>Landscape/Grounds Expenses</u>		
5401 - Spring/Fall Cleanup (formerly Common Area Maintenance)	\$2,400.00	
5402 - Turf Fertilizer/Weed Control	\$0.00	
5403 - Shrub Beds/Non-Turf Weed Control	\$0.00	
5404 - Irrigation Services	\$500.00	
5405 - Trees - Deep Root Feed	\$0.00	
5406 - Lawn Aeration	\$0.00	
5407 - Shrub/ Tree Trimming	\$0.00	
5408 - Lawn Services	\$7,000.00	
5409 - Dethach	\$0.00	
5410 - Janitorial	\$0.00	
Total Landscape/Grounds Expenses	\$9,900.00	
<u>Roads/Trails/Parking Lots/Driveways</u>		
5701 - Snow Removal	\$0.00	No Snow Removal
<u>Utilities</u>		
6501 - Electricity	\$600.00	
6502 - Water	\$4,000.30	Minimum \$90.06 charge per month - Roughly \$800 at highest month comparable.
6503 - Irrigation Rate Adjustment	\$0.00	

6504 - Irrigation Controller Data Plan \$0.00

Total Utilities \$4,600.30

Taxes

6701 - Property Taxes \$0.00

6702 - State Taxes \$0.00

6703 - Sales Tax \$0.00

Total Taxes \$0.00

TOTAL EXPENSES \$22,606.30

RESERVES

7001 - Street Repairs/Replacements \$0.00

7002 - Sidewalk/Walking Path Repairs/Replacements \$0.00

7003 - Bike Racks (s) \$0.00

7004 - Dog Waste Station (s) \$0.00

7005 - Overhead Structure(s) \$0.00

7006 - Tables/Benches \$0.00

7007 - Trash Receptacles \$0.00

7008 - Monument Signs \$750.00

7009 - The Dig Playground Equipment \$0.00

7010 - The Hangout - Common Area Amenities \$0.00

7011 - The North Park Amenities \$0.00

7012 - Bathroom Structure Maintenance/Replacement Costs \$0.00

7013 - Windmill \$0.00

7014 - Tree Grates \$0.00

7015 - Sport Court Resurface \$0.00

7016 - Sport Court Replacement Nettings \$0.00

7017 - Pedestrian Gates \$0.00

7018 - Pedestrian Gate Access Systems \$0.00

7019 - Vehicle Entry Gates \$0.00

7020 - Gate Operators \$0.00

7021 - Garden Fence \$0.00

7022 - Raised Garden Boxes \$0.00

7023 - Steel Fencing \$0.00

7024 - Common Area Fencing \$596.75

7025 - Common Area Irrigation \$3,666.67

7026 - Common Area Landscape \$3,000.00

TOTAL RESERVES \$5,013.42

Notes

City Responsibility

City Responsibility

N/A

N/A

N/A

N/A

N/A

20 year UL

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

20 year UL

30 year UL

20 year UL

Full Replacement Costs

\$15,000.00

\$11,935.00

\$110,000.00

\$60,000.00

NET INCOME \$3,880.28