

# Sierra Pointe Homeowners Association, Inc.

## 2024 DUES LEVELS:

UTILITY	DUES	TOTAL MONTHLY FEE:	By Interest (size of Unit):	
\$150.21	\$327.20	<b>\$477.41</b>	0.00305	40
\$153.66	\$334.70	<b>\$488.36</b>	0.00312	90
\$155.63	\$338.99	<b>\$494.62</b>	0.00316	40
\$190.60	\$415.16	<b>\$568.02</b>	0.00387	4
\$191.09	\$416.23	<b>\$607.32</b>	0.00388	52
\$208.82	\$454.85	<b>\$663.67</b>	0.00424	23
\$231.97	\$505.27	<b>\$737.24</b>	0.00471	23
\$243.30	\$529.95	<b>\$773.25</b>	0.00494	10

UTILITY	DUES	2025 - Dues Level with Increase 10%	10% on Dues / CPI: 3.2%	
\$150.21	\$359.91	<b>\$510.12</b>	\$32.72	40
\$153.66	\$368.17	<b>\$521.83</b>	\$33.47	90
\$155.63	\$372.89	<b>\$528.52</b>	\$33.90	40
\$190.60	\$456.68	<b>\$647.28</b>	\$41.52	4
\$191.09	\$457.85	<b>\$648.94</b>	\$41.62	52
\$208.82	\$500.34	<b>\$709.16</b>	\$45.49	23
\$231.97	\$555.80	<b>\$787.77</b>	\$50.53	23
\$243.30	\$582.94	<b>\$826.24</b>	\$52.99	10

	2025 Budget		
<b>OPERATING INCOME:</b>			
Residential Assessments	\$ 1,418,430.92		
Utility Fees	\$ 591,998.79		
Laundry Fees (Income)	\$ 6,720.00		Varies by use / avg. of \$562 a month
Delinquency Processing Fees	\$ 9,200.00	x	Demand Letter and Lien fees (RC work)
Late Fees & Interest	\$ 11,000.00	x	Using Historical Fees
Attorney Fees Collection	\$ 8,400.00	x	* offset below / pass thru (law firm)
Compliance Processing Fees	\$ 5,500.00	x	Admin fees for notices, etc.
<b>Total Income:</b>	<b>\$ 2,051,249.71</b>		
<b>OPERATING EXPENSES:</b>			
General Administrative	\$ 4,410.65	x	Printing, postage: Budget & Annual
Community Events	\$ -	x	Community Events
Bad Debt	\$ 4,500.00	x	1 home written off (BR or Fore.)
Delinquency Fee Expense	\$ 9,200.00	x	Demand Letter and Lien fees (RC work)
Compliance Fee Expense	\$ 5,500.00	x	Offest for Income Above
Property & D&L Laib. Insurance	\$ 417,604.27		Actual renewal for CGL is below: <b>\$404,320.16</b>
Comm General Liability	\$ 384,161.16	x	** 15% / \$35M, 7% W&H / \$25k Deductible
General Liability	\$ 12,563.00	x	** 8% / \$1M & \$2M and \$5k Med Pay, no ded.
Umbrella	\$ 2,571.00	x	
Worker's Comp	\$ 352.00	x	** \$1M x3
Crime - Fidelity	\$ 2,336.50	x	** 8% / \$1.8M with \$7.5k deductible
Directors & Officers	\$ 2,336.50	x	** 8% / \$1M with \$1k deductible
** Finance Fees	\$ 13,284.11		
Electricity	\$ 220,000.00	x	22: \$213k / 23: \$194k
Gas Service	\$ 156,998.79	x	22: \$141k / 23: \$137k
Water & Sewer	\$ 215,000.00	x	22: \$160k / 23: \$169k
Trash Removal Service	\$ 65,000.00	x	\$4.1k x12 / month plus extras Trash enclosure cleanup / mattresses Pet Station Service Trash policing, pet waste, cleanup
Cable & Internet	\$ 3,180.00	x	Cable \$211 & Alarm \$34
Janitorial Services	\$ 21,000.00	x	Cleaning of x6 laundry rooms
Pest Control	\$ 36,400.00	x	5-year schedule / 7 Bldg.'s for 2025

Pool Management	\$ 9,350.00		Open, fill, service and shut-down
Safety & Security	\$ 14,560.00	x	Extra Duty Police, weekly visits
Landscaping Contract	\$ 57,696.00	x	New vendor
Landscaping Other	\$ 30,500.00		** new line item for 2025 *** Weed chemicals / Other removals, etc.
Snow Removal	\$ 17,500.00	x	
Irrigation Repairs & Mtc.	\$ 10,000.00	x	Sprinkler repairs/ BF testing
Electrical/Light Rprs and Mtc.	\$ 10,500.00	x	
General Mtc. & Rpr.	\$ 122,000.00		
Gutter Repair & Maintenance	\$ 11,800.00	x	cleaning x2 and \$2.8k repairs
Hydrant / Extinguishers	\$ 3,500.00		Bids Coming (hyd. And FEs)
Roof Repair & Mtc.	\$ 4,500.00	x	
Street Repair & Mtc.	\$ 7,400.00	x	4 pothole runs
Audit & Tax Services	\$ 375.00	x	Return only for 2024
Legal - Collections	\$8,400.00	x	Funds spent in Collection Process (law firm)
Legal - General	\$ 750.00	x	for Board use only
Management Fees	\$ 59,625.00	x	
Operating Contingency	\$ 24,000.00	x	\$2k per month / funded to Reserves if not used
Reserve Contributions	\$ 500,000.00	x	
<b>Total OPERATING EXPENSES:</b>	<b>\$ 2,051,249.71</b>		

**Surplus / (Shortage): \$0.00**

Balanced Budget