

Sierra Pointe Homeowners Association, Inc.

2023 DUES LEVELS:

UTILITY	DUES	TOTAL MONTHLY FEE:	By Interest (size of Unit):	
\$150.21	\$297.45	\$447.66	0.00305	40
\$153.66	\$304.27	\$457.93	0.00312	90
\$155.63	\$308.17	\$463.80	0.00316	40
\$190.60	\$377.42	\$568.02	0.00387	4
\$191.09	\$378.39	\$569.48	0.00388	52
\$208.82	\$413.50	\$622.32	0.00424	23
\$231.97	\$459.34	\$691.31	0.00471	23
\$243.30	\$481.77	\$725.07	0.00494	10

UTILITY	DUES	2024 Dues Level with Increase	10% on Dues / CPI: 2022 is 9.1%
\$150.21	\$327.20	\$477.41	\$29.75
\$153.66	\$334.70	\$488.36	\$30.42
\$155.63	\$338.99	\$494.62	\$30.81
\$190.60	\$415.16	\$605.76	\$37.75
\$191.09	\$416.23	\$607.32	\$37.84
\$208.82	\$454.85	\$663.67	\$41.35
\$231.97	\$505.27	\$737.24	\$45.94
\$243.30	\$529.95	\$773.25	\$48.18

	2024 Budget		
OPERATING INCOME:			
Residential Assessments	\$ 1,289,482.66	x	
Utility Fee (Dues) Income	\$ 591,998.79		
Laundry Income	\$ 6,720.00	x	Varies by use / avg. of \$562 a month
Late Fees & Interest	\$ 7,300.00	x	Can't use actuals with transition process
Delinquency Processing Fees	\$ 2,100.00	x	Demand Letter and Lien fees (RC work)
Attorney Fees Collection	\$ 14,000.00	x	* offset below / pass thru (law firm)
Comcast Shared Revenue	\$ -	x	never received any funds ?? Not active
Total Income:	\$ 1,911,601.45		
OPERATING EXPENSES:			
General Administrative	\$ 4,000.00	x	Printing, postage: Budget & Annual
Community Events	\$ 1,500.00	x	Community Events
Bad Debt	\$ 9,300.00	x	2 homes written off (BR or Fore.)
Delinquency Fee Expense	\$ 15,200.00	x	Admin fee billed by RC for Compliance
Property & D&L Laib. Insurance	\$ 347,241.45	x	\$35M with \$25k deductible (not W&H)
Electricity	\$ 220,000.00		
Gas Service	\$ 156,000.00		
Water & Sewer	\$ 215,000.00		
	\$ -		
Trash Removal Service	\$ 71,730.00	x	\$3.6k x6 / \$3.8k x6 / month plus extras Trash enclosure cleanup x6 / mattresses Pet Station Service Trash policing, pet waste, cleanup
Cable & Internet	\$ 3,180.00	x	Cable and alarm
Janitorial Services	\$ 9,300.00	x	Cleaning of x6 laundry rooms
Pest Control	\$ 28,200.00	x	5-year schedule / 6 Bldg.'s a year
Pool Management	\$ 7,800.00	x	Open, fill, service and shut-down
Safety & Security	\$ 14,300.00	x	Extra Duty Police, weekly visits
Landscaping Contract	\$ 59,850.00	x	new 18m contract thru 12-24
Snow Removal	\$ 8,000.00	x	
Irrigation Repairs & Mtc.	\$ 10,000.00	x	Sprinkler repairs/ BF testing
Electrical/Light Repairs and Maint	\$ 8,000.00	x	
General Maintenance and Repairs	\$ 109,000.00	x	
Gutter Repair & Maintenance	\$ 11,800.00	x	cleaning x2 and \$3k repairs
Hydrant / Extinguishers	\$ 3,500.00	x	
Plumbing Repairs & Mtc.	\$ -		
Roof Repair & Mtc.	\$ 3,500.00	x	

Street Repair & Mtc.	\$	6,500.00	x	4 sweeps a year / potholes
Audit & Tax Services	\$	3,500.00	x	Audit, Review or Return
Legal - Collections	\$	16,100.00		Funds spent in Collection Process (law firm)
Legal - General	\$	2,500.00	x	for Board use only
Management Fees	\$	47,700.00	x	
Reserve Contributions	\$	450,000.00	x	
Reserve Deferred Mtc.	\$	65,000.00	x	
Other Exp./ Oper. Contingency	\$	3,900.00	x	
Total OPERATING EXPENSES:		\$ 1,911,601.45		

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