

**SAND LAKE POINT HOMEOWNERS ASSOCIATION, INC**  
**PROPOSED BUDGET**  
**YEAR ENDING DECEMBER 31, 2024**

	2023 Approved Budget	2024 Proposed Budget
<b>ASSESSMENT INCOME</b>		
436 Single Family Homes Annually	\$430.00	\$455.00
Interest Income		\$20,000.00
<b>Total Income</b>	<u>\$187,480.00</u>	<u>\$218,380.00</u>

**EXPENSES**

**GENERAL & ADMINISTRATIVE**

6020 - Accounting Fees / Tax Preparation	1,200.00	1,300.00
6040 - Legal Fees	6,500.00	6,500.00
6080 - Bank Fees / Coupon Books	3,900.00	2,180.00
6090 - Copies / Supplies	4,000.00	4,501.26
6095 - Postage	2,800.00	4,500.00
6120 - Insurance Liability / Property	14,000.00	25,856.75
6160 - Management Fees	27,468.00	28,000.00
6180 - Website	1,080.00	256.00
6190 - Meeting Expense	2,000.00	500.00
6210 - Storage	1,250.00	400.00
6220 - Corporate Annual Report	70.00	61.25
6230 - Community Decorations / Events	2,050.00	2,500.00
6240 - Bad Debt	500.00	500.00
6300 - Reserve Study	0.00	3,000.00
<b>Total General &amp; Administrative</b>	<b>\$ 66,818.00</b>	<b>\$ 80,055.26</b>

**GROUNDS MAINTENANCE**

6510 - Grounds Maintenance	29,000.00	32,000.00
6530 - Mulch	5,500.00	5,500.00
6540 - Termite Treatment	500.00	500.00
6560 - Landscaping Repairs	10,000.00	5,000.00
6610 - Irrigation - Repairs / Maintenance	3,000.00	7,000.00
6630 - Lakes / Ponds / Waterways	570.00	590.00
6640 - Dock Repair / Maintenance	1,000.00	200.00
6650 - Dock Loan Repayment	0.00	4,116.00
6670 - Signage - Repairs / Maintenance	500.00	500.00
6690 - Wall / Fence - Repairs / Maintenance	2,000.00	2,000.00
6740 - Lighting Repairs	1,000.00	1,000.00
6750 - Tennis Court Repair	500.00	500.00
6770 - Pest - Animal Control	350.00	700.00
6780 - Power Wash	5,000.00	5,000.00
6790 - General Repairs / Maintenance	6,000.00	6,837.28
6920 - Access Control Repair / Maintenance	800.00	1,500.00
6945 - Gate Internet	0.00	1,500.00
6950 - Security	13,900.00	15,500.00
6955 - Security Camera Maintenance		986.00
<b>Total Grounds Maintenance</b>	<b>\$ 79,620.00</b>	<b>\$ 90,929.28</b>

**POOL / CLUBHOUSE**

7115 - Janitorial - Contracted	4,260.00	4,800.00
7510 - Clubhouse / Mail Kiosk - Repairs and Maintenance	7,940.00	5,000.00
7530 - Clubhouse - Pest Control	321.00	425.00
<b>Total Pool / Clubhouse</b>	<b>\$ 12,521.00</b>	<b>\$ 10,225.00</b>

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**YEAR ENDING DECEMBER 31, 2024**

	2023 Approved Budget	2024 Proposed Budget
<b>UTILITIES</b>		
7810 - Electricity - Common Areas	7,628.00	7,500.00
7830 - Water / Sewer	2,358.00	350.00
7850 - Utilities - Irrigation System	0.00	1,500.00
<b>Total Utilities</b>	<b>\$ 9,986.00</b>	<b>\$ 9,350.00</b>
<b>RESERVES EXPENSES</b>		
8010 - Reserves - Dock	2,826.00	1,359.10
8020 - Reserves - Paving	1,929.00	720.28
8030 - Reserves - Landscaping	2,513.00	1,576.49
8040 - Reserves - Irrigation Well	644.00	503.46
8050 - Reserves - Clubhouse Roof	1,179.00	1,053.91
8130 - Reserves - General	5,361.00	2,767.58
8140 - Reserves - Playground Equipment	1,161.00	381.05
8180 - Reserves - Tennis Court Resurface	1,619.00	1,962.65
8190 - Reserves - Tennis Court Replacement	1,303.00	17,220.07
8200 - Reserves - Gate Electric	0.00	275.87
<b>Total Reserves Expenses</b>	<b>\$ 18,535.00</b>	<b>\$ 27,820.46</b>
<b>TOTAL EXPENSES</b>	<b>\$ 187,480.00</b>	<b>\$ 218,380.00</b>

RESERVE CALCULATIONS PER RESERVE STUDY					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/23	Annual Reserve Amount
Reserves - Contingency/General	10	8	70,000.00	47,859.34	2,767.58
Reserves - Gate System-Electronic	15	13	7,500.00	3,913.49	275.87
Reserves - Dock	30	30	92,000.00	51,227.12	1,359.10
Reserves - Irrigation Well	8	7	3,000.00	-524.22	503.46
Reserves - Landscaping	20	10	75,000.00	59,235.14	1,576.49
Reserves - Playground Equipment	25	18	15,000.00	8,141.08	381.05
Reserves - Clubhouse Roof	50	5	35,000.00	29,730.47	1,053.91
Reserves - Paving	20	10	35,000.00	27,797.22	720.28
Reserves - Tennis Court Resurface	4	1	8,000.00	6,037.35	1,962.65
Reserves - Tennis Court Replacement	25	2	60,000.00	25,559.86	17,220.07
Reserves - Sealcoat	5	2	7,784.00	7,784.15	0.00
Reserves - Gate Operations/Mechanical	15	13	10,000.00	10,209.75	0.00
Reserves - Video Surveillance Equipment	20	15	7,500.00	12,150.94	0.00
				289,121.69	27,820.46

**DISCLAIMER: THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**