

SHADY OAKS II HOA	
2024 Budget	
(Attachment # 3 of Treasurer's Report)	
<u>OPERATING EXPENSES</u>	<u>2024</u>
BUDGETED	
Administrative - Taxes, Statements, (6) Re-Sale Fees, Website, Domain, Microsoft Word = \$2000;	\$ 2,000.00
Contingency - overages in any category, and/or Insurance Deductible	\$ 2,000.00
Insurances - General Liability & Directors	\$ 4,800.00
Landscape - Plant Replacement in New Planter Boxes	\$ 400.00
Maintenance-Grounds: Mowing, Gecko Green, Misc Pesticides, Trees	\$ 5,000.00
Maintenance: Repairs - Electrical	\$ 400.00
Maintenance: Repairs - Irrigation	\$ 500.00
Miscellaneous: Flags, Fast Signs - Entrance	\$ 500.00
Office Supplies & Printing	\$ 300.00
Postage: P O Box, Stamps, Certified Mail	\$ 450.00
Storage Unit @ CubeSmart	\$ 1,000.00
Utilities: Electric (based on 2023 actual \$525.00)	\$ 550.00
Utilities: Water (based on 2023 actual \$ 1,633.00)	\$ 1,650.00
CAPITAL IMPROVEMENTS:	
Transfer to Capital Improvements Savings Fund	\$ 28,000.00
Electrical - Major - Relocation of Power Meter attached to back of Parkdale East Monument. It is located in back yard of 8100 Beverly.	\$ 4,000.00
Contingency for unexpected Electrical/Irrigation expenses	\$ 2,000.00
DISCRETIONARY - Legal or Other Non-Budgeted Items:	
Transfer to Discretionary Checking if funds available after Monuments	\$ 1,000.00
COMMITTEES:	
Admin: Annual Board, Quarterly and ACC Meetings	\$ 200.00
Beautification - 8 New FALL and 4 New Christmas Wreaths @ \$50	\$ 650.00
Christmas: Best Display Contest - \$100; Christmas Lights Installation \$350 and String Lights for New Monuments (4) 30 ft lengths	\$ 600.00
Garage Sale	\$ 150.00
Newsletter Notifications sent by mail: printing, paper, supplies	\$ 150.00
Socials	\$ -
Welcome \$50/home x 8 homes - Fewer estimated 2023	\$ 400.00
Yard of the Month - Suspended 2018	\$ -
TOTALS	\$ 56,700.00

In 2023, the HOA went over-budget by \$846.33 - \$267 was Insurance Increases	
\$400.75 was Administrative Increases; \$178.58 Water, Misc, Contingency	
<u>PROJECTED 2024 REVENUE</u>	<u>REVENUE</u>
	<u>PROJECTED</u>
HOA Fees = 127 homes x \$395	\$ 50,165.00
Re-Sale x 6	\$ 1,500.00
Reimbursement of Past Expenses - Unknown	\$ -
Welcome Donations	\$ 15.00
Processing Fees = 3 x \$25	\$ 75.00
TOTAL PROJECTED 2024 REVENUE	\$ 51,755.00
<u>RE: INTEREST EARNED ON SAVINGS & DISCRETIONARY ACCOUNTS:</u>	
Interest earned by the two Savings funds cannot be returned to Operations Account, thus can not be factored into calculating the Annual HOA Fee.	
<u>2024 PROJECTED HOA FEE Analysis</u>	<u>PROJECTED</u>
Projected Expenses per 2024 Budget	\$ 56,700.00
Projected 2024 Re-Sale Fee Revenue	\$ (1,500.00)
Net 2024 Projected Expenses & Basis for HOA FEE	\$ 55,200.00
HOA Fee Calculation = \$55,200 / 127 homes = \$435.00	
<i>There are unusual, and not general annual, expenses in 2024.</i>	
<i>To keep 2024 HOA Fees at \$395, the HOA will dip into the \$7,000</i>	
<i>Restricted Reserves by up to \$5000.00, IF NEEDED. By Covenant, this MUST be</i>	
<i>replaced and built into the 2025 Budget to re-establish the required Restricted Reserves.</i>	
<u>Texas HOA Laws regarding HOA Fee Increases</u>	
The HOA is allowed by Texas HOA Laws to increase the HOA Fees (withhout approval)	
by 10% in any year in which the expenses would exceed the expected income.	

The HOA FEE will remain at \$395 for 2024. The Board would like to round it up to	
400/year - a 1.3 % increase - starting in 2025.	

