

Poplar Pointe Preliminary Budget 2024

Annual Dues

Operating Expenses

	Budget		
	Annual	Per Month	Per Unit/Mth
<u>Administrative Expenses</u>			
Office Expense	\$ 260	\$ 21.67	\$ 1.35
Management/ Accounting Fee	\$ 6,000	\$ 500.00	\$ 31.25
Legal/ Tax Prep	\$ 300	\$ 25.00	\$ 1.56
Bank Fees	\$ 960	\$ 80.00	\$ 5.00
SOS - Annual Filing	\$ 60	\$ 5.00	\$ 0.31
<u>Repairs & Maintenance</u>			
Landscape- Front yards & Open space	\$ 5,400	\$ 450.00	\$ 28.13
Gutter & Roof Cleaning	\$ 1,155	\$ 96.25	\$ 6.02
Private Street - Cleaning/ Snow Plow	\$ 1,000	\$ 83.33	\$ 5.21
Irrigation- water/ backflow/maintenance	\$ 1,350	\$ 112.50	\$ 7.03
<u>Other Expenses</u>			
Insurance Premium	\$ 6,500	\$ 541.67	\$ 33.85
Miscellaneous/Contingency	\$ 500	\$ 41.67	\$ 2.60
Total Operating Expenses	\$ 23,485		

Reserves

Fully Funded reserves by Year 2029 (44,000)	\$ 8,800	\$ 733	\$ 45.83
** Reserve componet list attached			
Total Annual	\$ 32,285		
Total Monthly	\$ 2,690		
Total Monthly Per Unit (Rounded)	\$ 168		

Version: Draft1

ID	Component Description	Allocation/Delay Year	Replace Year	Useful Life (UL)	Age Adjustment	Remaining UL	Quantity	Qty. Type	Cost Per Qty.	% Replace	Current Cost	% Significance
										Totals:	\$1,149,724	100%
<div style="border: 1px solid black; padding: 2px; margin: 5px 0;"> >> Building Exterior Components << </div>												
1540	Building Exteriors - Paint & Seal	2025	2033	8	8	11,936 sf			\$2.95	100.0%	\$35,211	3.1%
1690	Building Exteriors (fiber cem.) - Replace	2025	2073	48	48	11,936 sf			\$15.00	100.0%	\$179,040	15.6%
2490	Decks (superstructure) - Rebuild	2025	2073	48	48	450 sf			\$40.00	100.0%	\$18,000	1.6%
2750	Doors (exterior) - Replace	2025	2073	48	48	32 ea			\$1,750.00	100.0%	\$56,000	4.9%
2800	Doors (garage single) - Replace	2025	2060	35	35	16 ea			\$1,900.00	100.0%	\$30,400	2.6%
2970	Electrical Meter Sockets - Replace	2025	2073	48	48	16 ea			\$1,350.00	100.0%	\$21,600	1.9%
4820	Lights (exterior) - Replace	2025	2050	25	25	89 ea			\$150.00	100.0%	\$13,350	1.2%
6970	Roof (asph.shingle) - Replace	2025	2050	25	25	127 sq			\$610.00	100.0%	\$77,470	6.7%
7310	Roof Gutters & Downs. - Replace	2025	2060	35	35	1,300 lf			\$13.00	100.0%	\$16,900	1.5%
8400	Windows & Sliders - Replace	2025	2073	48	48	2,832 sf			\$70.00	100.0%	\$198,240	17.2%
<div style="border: 1px solid black; padding: 2px; margin: 5px 0;"> >> Site Components << </div>												
1140	Asphalt - Overlay/Resurface	2025	2050	25	25	3,425 sf			\$3.50	100.0%	\$11,988	1.0%
1160	Asphalt - Seal Coat	2025	2030	5	5	3,425 sf			\$0.50	100.0%	\$1,713	0.1%
6480	Benches (wood/metal) - Replace	2025	2055	30	30	1 ea			\$1,350.00	100.0%	\$1,350	0.1%
2200	Concrete Surfaces - 15% Replace	2045	2051	5	26	1,334 sf			\$24.00	15.0%	\$4,802	0.4%
3371	Fence (wood 4') - Replace	2025	2050	25	25	82 lf			\$41.00	100.0%	\$3,362	0.3%
3370	Fence (wood 6') - Replace	2025	2050	25	25	764 lf			\$62.00	100.0%	\$47,368	4.1%
3390	Fence (wood) - Paint/Stain	2025	2030	5	5	9,824 sf			\$1.10	100.0%	\$10,806	0.9%
4530	Irrigation Piping - Replace	2025	2065	40	40	11,089 sf			\$2.40	100.0%	\$26,614	2.3%
4620	Landscape Site Drainage - Replace	2025	2045	20	20	1 ls			\$16,000.00	100.0%	\$16,000	1.4%
4660	Landscaping - Tree Care	2045	2051	5	26	34 ea			\$250.00	100.0%	\$8,500	0.7%
6870	Retaining Walls (masonry) - Replace	2025	2070	45	45	1,068 sf			\$50.00	100.0%	\$53,400	4.6%
6910	Retaining Walls (soldier pile) - Replace	2025	2095	70	70	1,391 sf			\$135.00	100.0%	\$187,785	16.3%
6900	Retaining Walls (wood lagging) - Replace	2025	2060	35	35	1,391 sf			\$75.00	100.0%	\$104,325	9.1%
7800	Storm Drain System - Local Repairs	2025	2050	25	25	1 ls			\$5,500.00	100.0%	\$5,500	0.5%
7849	Storm Water Facility - Repair/Refurbish	2025	2060	35	35	1 ls			\$20,000.00	100.0%	\$20,000	1.7%