

TPOA FY2024-2025 Annual Budget Discussion – April 13 and May 18th, 2024

1 - OVERVIEW

May 2022, we addressed the community to ask for increased assessments from \$150 to \$200. This was to prevent a Special Assessment based on inability to meet current obligations and keep the pool facility running.

Our community overwhelming approved the increase based on the following commitments from the BOD:

- Fiscally manage the community money.
- Fix the pool and make it the show case for the community.
- Build a Reserve Fund to prevent Special Assessments.

PROMISES MADE PROMISES KEPT

2 – TREASURER REPORT AS OF TODAY:

Savings	\$24,815.02
Checkbook	\$1,442.10
Capital Improvements	\$627.33
Petty Cash	\$32.84
Events	\$2,686.44
Reserve Fund CD	\$12,813.58
TOTAL AVAILABLE	\$42,417.31
Boat Ramp Loan Ballance	\$32,446.00
Other	

- Total Deposits from 04/14/24 to 05/18/24
 - Current FY Assessments received \$ 810.00
 - Old Delinquent Assessments recovered \$ 150.00
 - Interest on CD \$ 156.05
 - Total Deposits \$1,116.05

Actions completed in last month:

- 30-Day Letters 0 All Complete with Next Round Out July 31
- 10-Day Letters 0 All Complete with Next Round Out Sept 1
- New Suits Filed for Liens 0 (0) lien judgement pending
- New Suits Yet to File 9

○ Active Assessment Liens updated below:

TPOA Assessment Lien Status					
As Of May 18, 2024					
Owner Name	Property Section	Lot Number	Court Case Number	Date of Lien	Lien Amount
		109,110,288,289,			
Ken and Vickie Toliver	2	290,291,292	SC-16-01298	7/15/2016	\$1,497.00
Gage Watson	2	113	SC-23-01412	4/25/2023	\$1,355.10
Charles Buckner	1	247	SC-23-01418	5/2/2023	\$1,925.00
Linda Fain	1	305	SC-23-01431	2/6/2024	\$2,240.81
Michael Higgenbotham	1	381	SC-23-01436	4/15/2024	\$3,542.44
Shanya Rios	2	40,41,42	SC-24-01443	4/25/2024	\$662.56
Jennifer Beaman	1	11	SC-24-01441	4/26/2024	\$1,210.61
				TOTAL	\$12,433.52

Note: All liens expire after 10 years and must be refiled prior to expiration to continue entitlement

○ TPOA Current Assessments Summary

SECTION	# Owners	# Paid / %	# Delinquent / %	Remarks
1	264	233* / 88%	31 / 12%	21 owe > \$1,000
2	92	45 / 49%	47 / 51%	32 owe > \$1,000
Total	356	278 / 78%	78 / 22%	53 owe > \$1,000

- * (3) Owners on monthly payment plan
- Budget assumes 250 paying owners = \$50,000

SECTION I – Delinquent Owners owing greater than \$1000.

SEC	LOT	POO	LAST NAME	MAILING NAME	EMAIL ADDRESS	ADDRESS	ST	ZIP	PHONE	CURRENT DUE	CURRENT PD	PAST DUE	PAST DUE PD	INTEREST	COURT/LEGAL	TOTAL DUE	COMMENTS		
1	11	Beaman	Jennifer	Charles Glen Buckner, Jr		253 CR 1332	Pittsburg	TX	75686	903-708-7097	\$200.00		\$706.61	\$105.99	\$204.00	\$1,216.60	Got Lien on property		
1	246	Buckner	Buckner, Jr		PO Box 1165	Pittsburg	TX	75686-1165	903-767-1095	\$200.00		\$1,425.00		\$213.75	204.00	\$2,042.75	Got the lien 6/6/23, called & got recording		
1	422	Buckner	Kenneth Buckner		4300 D Hare Dr	Mesquite	Tx	75150	214-502-0794	\$200.00		\$1,775.00		\$266.25		\$2,241.25	Kim Harris is daughter, mother doesn't want Bobby deceased, son is Ken? Sending letter, see what happens 2/22/24		
1	242	Byrum	Bobby G. & Ken C	kennethbyrum13@gmail.com		112 N. 5th St.	Quinlan	TX	75474	214-803-6251	\$200.00		\$1,120.00	\$198.00		\$1,518.00	Kim Harris is daughter, mother doesn't want Bobby deceased, son is Ken? Sending letter, see what happens 2/22/24		
1	431	Danforth, Jr.	Walter R. and Joan		714 Parkview	Forney	TX	75126	(972)216-0825	\$200.00		\$2,000.00		\$300.00		\$2,500.00	Lawsuit dismissed relatives want CAD to take		
1	244	Dreher	Douglas Matthew		474 N. Louisiana	Ashville	NC	28806	828-214-9433	\$200.00		\$2,275.00		\$341.25		\$2,816.25	being auctioned off 11/7/23 for taxes		
1	305	Fain	Linda		7128 Dee Cole Dr	The Colony	TX	75056	972-849-3456	\$200.00		\$1,597.23		\$239.58		\$2,240.81	lien placed with the court & 8.50% interest 4/3/24		
1	456	Hart	William		3132 Quail Lane	Longview	TX	75602	903-668-5124	\$200.00		\$713.13		\$106.97		\$1,020.10	Checked Been Verified & no luck, 10/13/23 No new address		
1	381	Higgenbotham, M	Michael A.	mikehiggenbotham@gmail.com		9 Thousand Oaks	Mansfield	TX	76063	903-274-5235	\$200.00		\$2,682.12	\$402.32	\$129.00	\$3,413.44	will file for the lien 4/3/24		
1	113	Hughes	James and Cheree		302 Verde Mesa St	Venus	TX	76084-3847	702-383-6617	\$200.00		2,150.00		\$322.50		\$2,672.50			
1	315	Jungman	David & Lori		607 W. Washington	Kosse	TX	76653	214-499-2871	\$200.00		1,850.00	\$0.00	\$277.50		\$2,327.50	spoke w/Mr. Jungman & he wants to get rid of		
1	385	Koenig	Kenneth c/o Anne		1610 Wilson Rd.	Cary	NC	27513		\$200.00		\$2,570.00		\$385.50		\$3,155.50	Both are deceased, no Relatives		
1	190	Martin	Anna Martin c/o Donna Routh	drouth@yahoo.com		415 Annex Lane	Little Elm	TX	75068	972-365-7241	\$200.00		2,350.00		\$352.50		\$2,902.50	Anna Martin (Deceased)	
1	282	Martin	Adzie Marion		3501 Cheyenne	Garland	TX	(772)5044		\$200.00		1,450.00		\$217.50		1,867.50	Spoke w/Mrs Martin, wants to get rid of lot. Past due letter sent 10/19/19. Ltr sent adding 18.13 int. to amt. owed. 1/16/20		
1	5	Mata	Rafael Mata		1859 FM 2254	Pittsburg	TX	75686-5646		\$200.00		\$971.71		\$145.76		\$1,317.47	Suit file 7/23/23, JP office called & Rafael doesn't live there. Taxes are paid, Called CAD & Taxes are being paid by a Maria Torres doesn't live at add. We have, used to, phone # no good 8/11/23		
1	290	Monarch Holding	Altn: Austin	altnid@monarchholding.com					817-197-3193	\$200.00		2,025.00		\$303.75		\$2,528.75	Z908291 sale pending 3/18/24		
1	327	Munoz, Jr.	Ernest and Lonita Munoz, Jr.		2505Wedgjee Dr.#	Dallas	TX	75211	214-603-8448	\$200.00		1,850.00		\$277.50		2,545.86	Norman is deceased, sent ltr. To Pat (wife) new add&Ph.#, called & left Msg. sent billing 6/5/23 called again & had to leave another message 8/9/23		
1	263	Phillips	Pat		7820 Plainview Rd	Krum	TX	76249	940-395-0912	\$200.00		\$1,961.25		\$294.19		\$2,455.44	James has passed, called wife, 1/m 6/3/23 214-524-3442		
1	316	Spitz	James Spitz							\$200.00		2,300.00		\$345.00		\$2,845.00			
1	101	Stephens	Chad Allen Stephens		10712 Poinsettia #	Gilmer	TX	75644	903-258-6983	\$200.00		2,415.43		\$362.31		\$2,977.74			
1	329	Travis	Eldon Travis		301 S. Park Blvd #	Mabank	TX	75147		\$200.00		\$1,325.00		\$198.75		\$1,723.75	found Kayla Travis Blanton, (daughter or grand		
			Equals		Lein in Place														
			Equals		Need to Place														
			Equals		No further Action														

NOTES

- 21 Owners owe Greater than \$1,000 (down 1)
- Total Delinquent SEC I \$48,328.71

SECTION II – Delinquent Owners owing greater than \$1000.

SEC	LOT	PC	LAST NAME	MAILING NAME	EMAIL ADDRESS	ADDRESS	CITY	ST	ZIP	PHONE	CURRENT DUE	CURRENT PD	PAST DUE	PAST DUE PD	INTEREST	COURT/LEGAL	TOTAL DUE	COMMENTS
2	143		Barnett	Tonya		405 Northgate	Burnet	TX	78611	903-922-0544	\$200.00		\$1,673.75		\$251.06		\$2,124.81	wants the county to take it over
2	63		Bonnette	willie etux c/o Randy & Carol Ma		92 CR 1124	Daingerfield	TX	75638	903-645-3311	\$200.00		\$1,850.00		\$277.50		\$2,327.50	5/11/23 taxes not paid in years, can't reach anyone 9/12/23
2	71		Burgett	JT & Bettie Sue		NJ 14 Lake Cher	Longview	TX	75603	903-452-6365	\$200.00		\$1,642.50		\$246.38		\$2,088.88	Norma, can't pay dues, will give away 6/7/23
2	124		Cantrell	Norma J Cantrel		6323 Swallow Ta	Grand Prairie	TX	75052	972-754-4563	\$200.00		\$2,074.81		\$311.22	50.00	\$2,585.83	taxes not paid in years, got new address & phone # called & 1/m5/1/23 both are deceased, back dues over 3K Taxes on both lots not paid in years 5/1/23
2	72		Courson	James Kevin		10950 Woodme	Dallas	TX	75228	601-723-9531	\$200.00		\$2,872.50		\$430.88		\$3,503.38	Got new add. & ph.# had to leave message 5/1/23
2	92		Courson	Jack D.c/o Ernestine Courson							\$200.00		\$3,000.00		\$450.00		\$3,650.00	Rec. email from Bob Fitch, due to health problems, no way he can pay dues, he is willing to give away for 100.00, taxes are paid
2	82		Cross	David Michael		2605 Sam Page	Longview	TX	75602	903-576-4556	\$200.00		\$811.00		\$121.65		\$1,132.65	taxes never paid, called phone # can't find value 500.
2	215		Fitch	Clinton and Vinita Fitch		613 Edelweiss	Grand Prairie	TX	75051	214-673-3778	\$200.00		\$2,226.68		\$334.00		\$2,760.68	Deceased, can't find relatives, Taxes not paid in years 5/13/23 purchased lots 1986
2	119		Grubbs	Mickey Ray		6560 FM 1795	Gilmer	TX	75644-370	903-790-0086	\$200.00		1,325.00		\$198.75		\$1,723.75	Found Ph#, had to leave message, Taxes paid 1/28/22 Phone # no good, 2022 taxes not paid 5/13/23
2	158		Harmon	George c/o denny Jack Harmon		17724 S. FM 148	Scurry	TX	75158		\$200.00		\$2,076.25		\$311.44		\$2,587.69	2022 taxes not paid, called & he won't pay any dues 5/13/23
2	194		Hembree	Aubrey Hembree		10120 Las Vegas	Tyler	TX	75704-399	903-526-1677	\$200.00		\$3,458.05		\$518.71		\$4,176.76	Rec call from Jerry, his wife got the lot in a divorce, if still in his name he will write letter giving permission to sale it 6/05/23
2	105		Hendrix	Delbert		1031 CR 261	Blue Springs	Ms.	38828	662-255-7196	\$200.00		950.00		142.50		\$1,292.50	Address Good, got new phone # had to leave message 5/14/23
2	149		Jeter	Jerry		212 Commerce	Cumby	TX	75433	903-335-1372	\$200.00		3,106.00		\$465.90		3,721.90	Can't locate, believe deceased did not send send invoice 6/2/23
2	156		Knight	Morgan Knight		16400 Robin Ro	Canyon	TX	79015	806-543-7735	\$200.00		3,125.00		\$468.75		\$3,793.75	Gilbert Head is deceased
2	101		Lucas	Terrie	terrie.lucas@gmail	2303 CR 1344	Pittsburg	TX	75603		\$200.00		\$2,450.00		\$367.50		\$3,017.50	found new address, taxes paid, no phone # found 5/8/23
2	14		Maynard	Lee		681 Acorn Trail	Hallsbille	TX	75650		\$200.00		\$2,350.00		\$352.50		\$2,902.50	no response from anyone 10/30/23
2	167		Moore	Curtis		4737 Chisholm	Weatherford	TX	76087		\$200.00		\$1,375.00		\$206.25		\$1,781.25	Jodie is Deceased, ph.#no good
2	104		Pepper	Ken & Mona Sue		479 Azalea Ln	Mt. Vernon	TX	75457		\$200.00		1,675.00		\$251.25		\$2,126.25	
2	106		Phelps	Peggy		2030 Starwash	Midlothian	TX	76065		\$200.00		\$1,530.00		\$229.50		\$1,959.50	
2	19		Ross	Jodie		3490 Stonewall	Wylie	TX	75098		\$200.00		\$2,623.31		\$393.50		\$3,216.81	
2	247		Rush	Gerald Rush		P. O. Box 1985	Pittsburg	TX	75685		\$200.00		575.00		\$86.25	352.30	\$1,213.55	Tammie Watson Realtor 430-201-8252
2	4		Simon	Sharon		3740 Gus Thom	Mesquite	TX	75150	903-370-7888	\$200.00		\$1,700.00		\$255.00		\$2,155.00	Simon has passed
2	157		Snyder	Henry and Joy Snyder		4027 Dutton Dr	Dallas	TX	75211-636	(214) 330-3903	\$200.00		\$2,682.12		\$402.32		\$3,284.44	
2	112		Spratt	Ronnie & Doris		1502 McHam	IrvingTX	###			\$200.00		1,875.00		\$281.25		\$2,356.25	
2	288		Toliver	Ken and Vickie		1541 CR 134	Kaufman	TX	75142	972-365-6513	\$200.00		2,075.00		\$311.25		\$2,586.25	
2	66		Wammack	Michael		2080 Main St. TR	Sulphur Springs	TX	75482	903-243-1158	\$200.00		\$3,246.67		\$487.00		\$3,983.67	Have not had a response since 7/23
2	113		Watson	Gage		208 Debra	Longview	TX	75604		\$200.00		\$1,147.36		\$172.10		\$1,519.46	got judgement
2	88		Weeks	Jerry est		507 Kent St.	Pittsburg	Tx.	75686	903-946-2869	\$200.00		\$1,100.00		\$165.00		\$1,465.00	Spoke w/Nancy, wants to sell owed are 1435.13 plus the dues can't pay, taxes not paid in years 4/3/19 no changes on tax roll 10/17/19 will let appraisal dist. take over 1/17/20
2	36		Welch	Rodney		3688 Deer Rd.	Gilmer	TX	75644		\$200.00		\$2,018.75		\$302.81		\$2,521.56	Taxes not paid
2	37		Welch, SR	Robert Charles		3640 Aspen Tr.	Gilmer	TX	75644		\$200.00		\$2,133.75		\$320.06		\$2,653.81	Taxes not paid
2	81		Windstein	Michael		125 Moutain Vi	Hot Springs Nat	TX	71913	501-538-8346	\$200.00		\$1,850.00		\$277.50		\$2,327.50	no taxes paid
2	29		Yates	Jimmy		P.O.Box 1426	Texarkana	TX	75504	501-920-8463	\$200.00		\$1,375.00		\$206.25		\$1,781.25	Yates is 82 years old per beenverified, all phone #'s listed not good 8/11/23

NOTES

- 32 Owners owe Greater than \$1,000
- Total Delinquent SEC II \$80,321.60
- GRAND TOTAL DELINQUENT
 - SEC I \$48,328.71
 - SEC II \$80,321.60
 - TOTAL 128,650.31

Upcoming Actions:

- Review Real Estate Committee opportunities for properties to pursue late assessments trade.
- Segregate properties that we are no longer going to pursue late assessments due to low value opportunities and no longer spend time and money on them (deadbeats) (SECTION I >\$1000 COMPLETE).
- Develop an “actionable” list of properties that need to be filed suit on and report a burndown plan. (SECTION I >\$1000 COMPLETE).
- Pursue Judicial Foreclosure actions based on feedback from lawyer and positive business case.

3 - NOW LOOKING AHEAD – We have a problem!

- E & I Escalation and Inflation 6% Total applied to certain categories
 - Escalation 3% (increase in price of specific goods or service)
 - Inflation 3% (increase in price of basket of goods and services)
- Continued maintenance of assets and common grounds
 - Parks, boat dock/ramp, pool facility, common grounds
- Continued incremental funding of Reserve Fund (currently 25% of total budget, goal 50%)
 - \$12,813.58 invested in CD to date
- Fair wages for grounds maintenance and Treasurer positions
 - Current wage \$500 monthly – grounds maintenance
 - Current wage \$400 monthly - Treasurer
- Future Treasurer roles & responsibilities - “Plan B”
 - Denise has voiced need for backup plan
 - Transition to a Bookkeeper/CPA
 - Workload has been daunting task especially to recoup delinquent assessments
 - No timeline – but a Plan B is needed soon
 - QuickBooks database / booking software best solution
 - Current estimate from Harrison Solutions \$3,000-\$5,000 initial database setup
 - \$750 monthly bookkeeping

4 – SPREADSHEET DATA as of 5/18/24

- Review Excel spreadsheet in detail.
- Overran FY 2023-2024 budget by \$26,696
 - **RED** overruns primarily due to E&I
 - Promises made by fixing the pool discrepancies
 - Largest investment pool deck repair, cover, repairs, fence slats, filter system
 - Promises made by starting and funding the Reserve CD
 - Treasurer efforts to recoup delinquent monies and \$31,500 carryover into FY2023-24 was the only reason this could happen!
- Next FY 2024-2025 Budget items cannot be fixed at current assessment level
- Future Annual Assessment increases are necessary and if not approved budget cuts required

		EXPENSES														TOTAL EXPENSES			
		MAINT.	TREAS.	INSURANCE	TAXES	UTIL.	POOL Recurring	POOL Non-Recur	REPAIR/MAINT	COURT/LEGAL	LOAN	ADMIN	TVFD	CAPITAL IMPROV	UNKNOWN	Reserve CD	PLAN B	TOTAL EXPENSES	
Proposed Budget for 2023-2024	BUDGET	\$6,000.00	\$4,800.00	\$4,700.00	\$1,800.00	\$4,500.00	\$6,000.00	\$0.00	\$2,500.00	\$2,000.00	\$6,600.00	\$2,500.00	\$1,000.00	\$4,000.00	\$3,600.00	\$0.00		\$50,000.00	
	ACTUAL	\$5,075.15	\$4,055.24	\$5,721.80	\$2,554.94	\$3,214.81	\$34,592.20	\$0.00	\$2,064.02	\$3,673.51	\$8,050.00	\$1,095.09	\$1,000.00	\$4,000.00	\$3,600.00	\$12,500.00		\$89,196.76	
	OVER/UNDER	\$924.85	\$744.76	(\$1,021.80)	(\$754.94)	\$1,285.19	(\$28,592.20)	\$0.00	\$435.98	(\$1,673.51)	\$550.00	\$1,404.91	\$0.00	\$0.00	\$0.00	(\$12,500.00)		(\$39,196.76)	
Proposed Budget for 2024-2025	BUDGET	\$7,200.00	\$7,200.00	\$6,000.00	\$3,000.00	\$3,000.00	\$7,200.00	\$6,000.00	\$2,500.00	\$4,800.00	\$7,200.00	\$2,500.00	\$1,000.00	\$5,000.00	\$3,600.00	\$3,500.00	\$12,000.00	\$81,700.00	
	REALITY* E & I	\$250 Assessment 1-Jul-24	\$6,000.00	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00	\$7,200.00	\$4,100.00	\$2,500.00	\$4,000.00	\$6,600.00	\$2,500.00	\$1,000.00	\$5,000.00	\$2,100.00	\$3,500.00	\$0.00	\$62,500.00
				\$6,065.11	\$2,708.24	\$3,407.70	\$7,558.50		\$2,187.86			\$1,160.80							
Proposed Budget for 2025-2026	BUDGET	\$7,200.00	\$7,200.00	\$6,000.00	\$3,500.00	\$3,000.00	\$7,400.00	\$6,000.00	\$2,500.00	\$4,800.00	\$7,200.00	\$2,000.00	\$1,200.00	\$6,170.00	\$3,600.00	\$5,500.00	\$9,000.00	\$84,270.00	
	REALITY* E & I	\$300 Assessment 1-Jul-25	\$6,600.00	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00	\$7,400.00	\$3,000.00	\$2,500.00	\$4,800.00	\$7,200.00	\$2,500.00	\$1,200.00	\$5,000.00	\$3,600.00	\$4,200.00	\$9,000.00	\$75,000.00
Proposed Budget for 2026-2027	BUDGET	\$7,800.00	\$7,200.00	\$6,500.00	\$3,750.00	\$3,250.00	\$7,600.00	\$6,250.00	\$3,000.00	\$5,000.00	\$7,200.00	\$2,500.00	\$1,500.00	\$8,427.00	\$4,000.00	\$6,000.00	\$9,000.00	\$88,977.00	
	REALITY* E & I	\$350 Assessment 1-Jul-26	\$7,800.00	\$7,200.00	\$6,500.00	\$3,750.00	\$3,250.00	\$7,600.00	\$6,250.00	\$2,750.00	\$5,000.00	\$7,200.00	\$2,500.00	\$1,200.00	\$7,500.00	\$4,000.00	\$6,000.00	\$9,000.00	\$87,500.00
Proposed Budget for 2027-2028	BUDGET	\$8,400.00	\$8,400.00	\$7,000.00	\$4,500.00	\$4,000.00	\$7,800.00	\$7,000.00	\$4,000.00	\$5,500.00	\$7,800.00	\$3,000.00	\$1,800.00	\$8,897.70	\$5,500.00	\$6,500.00	\$10,000.00	\$100,097.70	
	REALITY* E & I	\$400 Assessment 1-Jul-27	\$8,400.00	\$8,400.00	\$7,000.00	\$4,500.00	\$4,000.00	\$7,800.00	\$7,000.00	\$4,000.00	\$5,500.00	\$7,800.00	\$3,000.00	\$1,800.00	\$8,500.00	\$5,800.00	\$6,500.00	\$10,000.00	\$100,000.00

Comments

Expected FY 24-25 Assessment Colle \$62,500 (\$250 x 250 members = \$62,500)
 Current Savings \$24,815.02
 Reserve Funds \$12,657.53 (25% of \$50,000 in expenses + interest)
 Monthly Average Burn Rate \$4,167 (\$50,000 / 12 = 4167) for this FY
 Remaining FY Burn \$8,334 MAY, JUN (\$4167x2=\$8,334)
 Savings less the Remaining Burn \$16,481 Projected end of FY & Carry Over into July 2024
 Pool Recurring * \$34,592 \$21,986 deck+\$7,225 Grigsby+ \$5381 cover,slats,repairs
 Pool non-recurr starts next FY
 Cap Imp + Unknowns used for POOL \$7,600 \$4000 Cap Imp + \$3600 Unknowns
 Pool repairs using Cap Imp + Unknow \$18,900 \$22,000 deck + \$4500 filters=\$26,500-\$7600=\$18,900

Reserve Funds remain untouched
 The Following BOE's Basis of Estimate REALITY* is based on \$250 Assessment \$62,500 Budget 1 JUL 24 start date
 Maintenance - \$6000 annual, \$500 monthly (\$0 increase) - *MOWING ONLY
 Treasurer - \$6000 annual, \$500 monthly (\$100 monthly increase)
 Insurance -Liability and D&O policy
 Taxes Property Taxes increase
 Utilities -\$1500 decrease from 2023-2024
 Pool Recurring - Grigsby Pool service \$375 monthly = \$4500 annual + \$2700 supplies/chem = \$7200
 Pool Non-Recurring - \$4100 fence?
 Repairs/Maint/Improvements - \$2500 left alone
 Legal - Increase in filings and antipated suits
 Loan - \$6600 annual - \$550 monthly (\$18 overpay) Maturity 10/1/2031 (10 year note)
 Admin - \$2500 remain same
 TVFD - \$1000 donation
 Capital Improvement - 10% of previous year total budget
 Unknowns - \$3600 / \$300 monthly

Reserve CD - Long Term goal is 50% of budget expenses, \$3500+\$12,500=\$16,000
 PLAN B - Treasurer / CPA future needs (MUST POSTPONE lack of \$\$)
 \$750 / month + \$3000 initial Quickbooks setup = \$12,000

E & I = Escalation Factor (3%) + Inflation Factor (3%) = (6%) Total

Annual Assessment \$200 (\$200 x 250 members = \$50,000)
 \$250 (\$250 x 250 members = \$62,500)
 \$300 (\$300 x 250 members = \$75,000)
 \$350 (\$350 x 250 members = \$87,500)
 \$400 (\$400 x 250 members = \$100,000)

5 – LOCAL HOA COMPARISON

LAKE BOB SANDLIN HOA AMENITIES COMPARISON														
AS OF: April 10, 2024														
Home Owners Association	Boat Ramp	Boat Dock	Park (commons area)	BBQ Grills	Pool	Playground	Fire Station	Monthly BOD Mtgs	Yearly Mtg	Gated Entrance	Approx. Owners	Yearly Assessments	Percent Delinquent	Notes
Thunderbird Point	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	358	\$200	22% *	* Sec I = 12%, Sec II = 51% delinquent
Sunset Bay	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO	28	\$290	11%	Fees include access to HOA owned water system and trailer pkng
Cherokee Point	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	70	\$950*	0%	*Private Roads \$500/yr (\$5000/10years) + \$450 assessment
Eagle Shores	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	65	\$720	5%	Own their roads with heavy damage from home construction; repair special assessment coming
Emerald Shores	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	11	\$1,200	0%	Inside TPOA 4 lots actually part TPOA, <i>desire access to TPOA Amenities</i> , Private Road, 4 residents to date

NOTE: Eagle Shores and Cherokee Point also have one time \$1500 road MX Fee for new construction.

6 –CAPITAL IMPROVEMENTS VISION

- Repairs (if needed) and Stain Boat Dock
- Upgraded Playground Equipment at T-Bird Park and Pool Park
- Gravel Parking Lot at T-Bird Park
- Walking Path in T-Bird Park
- Security Lights at Entrances and Throughout Community
- Landscaping at Entrances
- Stock T-Bird Lake with Fish
- Public Dock at T-Bird Lake
- Lighted Monument Signage at Entrances
- Community Garden
- Landscaping at Boat Dock
- Fire Pit at T-Bird Park
- Covered Pavilion at T-Bird Park
- Community Building
- Resurface Boat Ramp Parking Lot

7 – SOLUTION

- BOD Meeting 4/13/24 approved the following:
 - Increase assessment from \$200 to \$250 effective July 1, 2024
 - Increase assessment from \$250 to \$300 effective July 1, 2025
 - Annual Budget review process to start in MARCH yearly
 - The Annual Budget RESULTS will be presented at the Annual Meeting in July
- Vote YES to approve and help us to maintain and grow our community.