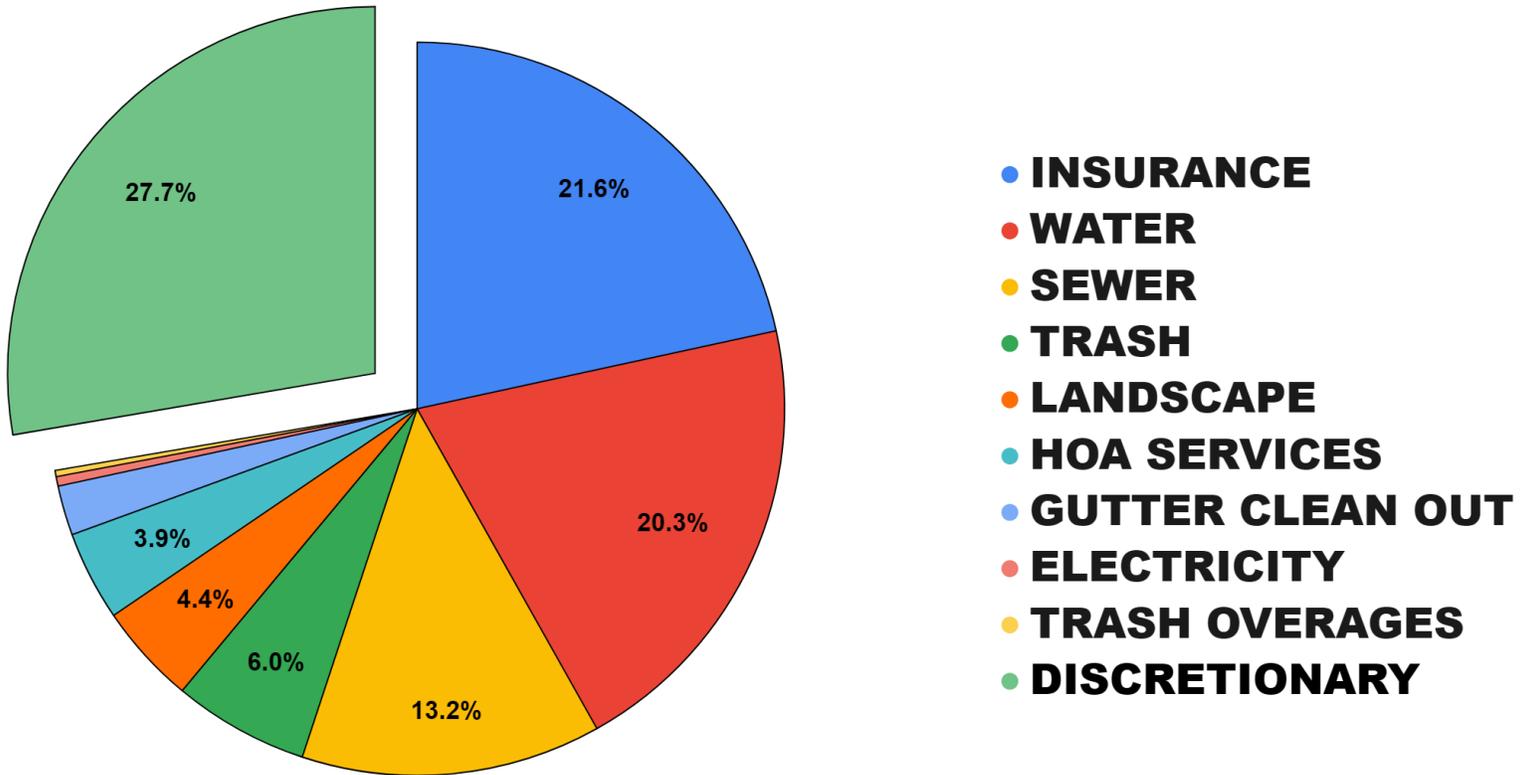


# 2024 DUES BREAKDOWN/MONTH/UNIT



\$179.68 (72%) of the monthly dues is allocated directly toward contractual expenses and utilities, leaving only 28% (\$71.87) for all other expenses. These include essential maintenance (such as fences, roofs, gutters, irrigation, water mains, electrical, lights, asphalt/concrete/sidewalks, etc.), emergency repairs, and savings for future maintenance.

## Estimates for Major Repairs:

To provide context, the approximate estimated cost to replace a roof is \$6,500 (based on the latest roofing bid/units), and the estimated cost for siding is \$4,000 (using a national average), both for a single unit, not an entire building. This means that if the 28% of your monthly dues (\$71.87) were solely allocated to cover the cost of roofing and siding for your personal unit, it would take 12.5 years (or 152 months) to fully pay for these two essential items, totaling \$10,500.

## Consideration for the Annual Meeting:

As we approach our Annual Meeting, please keep these budget constraints in mind. Our budget is currently overburdened and underfunded, and we are facing significant deferred maintenance. While we are eager to address these issues, the limited budget makes it challenging to do so. We appreciate your understanding and cooperation as we work to maintain and improve our community.