The Spires Drainage HOA

2025 Budget

Yearly Dues Trash & Recycle Income Delinquency Proc. Fee Late Fees & Interest Gross Income: S2,000 Late Fees & Interest Gross Income: S3,100 Property & D&O Liab. Insu. Catastrophic [\$2,5M] G/L * Comm Prop. [\$1M/\$2M/\$300k] Crime [\$800k] Professional Liability (D&O) [\$1M] Property & D&O Liab. Insu. Catastrophic [\$2,5M] G/L * Comm Prop. [\$1M/\$2M/\$300k] Crime [\$800k] Professional Liability (D&O) [\$1M] **S40,395 **Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair S549 \$3,750 \$4,3095 **Trash Removal Service **S2,600 S5,500 **S44,30,95 **Trash Removal Service Fire Prevention & Protection Debris Collection S5,500 \$5,500 \$5,500 \$5,500 X * two HOA events per year (\$2,750 each) **Common Areas (avg. 9 events) X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 \$1,749 Audit & Tax Services \$3,150 Legal - Collections Legal - Collections Legal - Collections Legal - Collections Legal - General Counsel Management Fees S35,136 Total Operating Expenses: **Reserve Funding: Consolidated \$9,975 **Total Op. Exp. + Res. Fund Surplus (Shortage) \$500 \$175,034 \$175,034 \$175,034 \$175,034 \$175,034 \$175,034	Operating Income:	2025	<u>Comments</u>
Delinquency Proc. Fee Late Fees & Interest Gross Income: State Fees & Interest State Fees Funding: Consolidated State Fees & Interest State Fees Funding: State Fees Fees Fund Interest Fees State Fees Fees & Interest Fees State For Collections State Fees Fees Fees Fees Fees Fees Fees Fe	Yearly Dues	\$109,800	X 366 Lots
Late Fees & Interest Gross Income: \$175,034 Coperating Expenses: General Administrative Property & D&O Liab. Insu. Catastrophic [\$2.5M] G/L * Comm Prop. [\$1M\\$2M\\$300k] Professional Liability (D&O) [\$1M] Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair \$24,095 \$25,444 X Providing up to 10% / 25% on GL included with D&O below X Providing up to 10% / 25% on GL included with D&O below X Providing 286 homes with service Fire Prevention & Protection Debris Collection General Mx and Repair \$549 X Pet Station Bags \$3.750 X snow removal at Common Areas (avg. 9 events) X snow removal at Common Areas (avg. 9 events) X snow a summer \$2,250 X wowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 X North & South Inclinometer yearly readings X repairs to other Common Areas, MBU's, signs, posts, etc. \$112,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - Collections Legal - General Counsel Management Fees \$35,136 X repairs to other Common Areas, MBU's, signs, posts, etc. \$165,059 Reserve Funding: Consolidated \$9,975 \$175,034	Trash & Recycle Income	\$62,634	X Using 286 homes
Gross Income: \$175,034 Operating Expenses:	Delinquency Proc. Fee	\$2,000	Legal fees for Collections
Operating Expenses: General Administrative Property & D&O Liab. Insu. Catastrophic [\$2.5M] G/L * Comm Prop. [\$1M/\$2M/\$300k] Crime [\$800k] Professional Liability (D&O) [\$1M] Professional Liability (D&O) [\$1M] Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair \$549 \$3,750 \$2,250 \$3,750 \$3	Late Fees & Interest	\$600	X using actuals
General Administrative Property & D&O Liab. Insu. Catastrophic [\$2.5M] G/L * Comm Prop. [\$1M/\$2M/\$300K] Crime [\$800K] Professional Liability (D&O) [\$1M] Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair \$549 \$3,750 \$2,250 \$3,750 \$3	Gross Income:	\$175,034	_
General Administrative Property & D&O Liab. Insu. Catastrophic [\$2.5M] G/L * Comm Prop. [\$1M/\$2M/\$300K] Crime [\$800K] Professional Liability (D&O) [\$1M] Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair \$549 \$3,750 \$2,250 X * two HOA events per year (\$2,750 each) \$2,600 X * two HOA events per year (\$2,750 each) X * Nov. '2 - \$11,544.71 actual for all 3 policies X * Providing up to 10% / 25% on GL included with D&O below X * two HOA events per year (\$2,750 each) X * two HOA events per yea	Oneveting Evanges		
Property & D&O Liab. Insu. Catastrophic [\$2.5M] G/L * Comm Prop. [\$1M\\$2M\\$300k] Crime [\$800k] Professional Liability (D&O) [\$1M] Professional Liability (D&O) [\$1M] Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair \$549 \$3,750 \$2,250 \$3,750 \$2,250 \$3,750 \$3,	. • .	¢ 2 100	v
Catastrophic [\$2.5M] \$25,444 G/L * Comm Prop. [\$1M/\$2M/\$300k] \$13,619		\$3,100	
Solution Standard		005 444	Nov. '2 - \$11,544.71 actual for all 3 policies
Crime [\$800K] Professional Liability (D&O) [\$1M] \$4,032			
Professional Liability (D&O) [\$1M] \$4,032 \$43,095 Trash Removal Service Fire Prevention & Protection Debris Collection \$5,500 X * two HOA events per year (\$2,750 each) General Mx and Repair \$549 X Pet Station Bags \$3,750 X snow removal at Common Areas (avg. 9 events) \$2,250 X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 X North & South Inclinometer yearly readings \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - Collections \$2,000 X Pass thru for Collections Legal - General Counsel Management Fees \$35,136 X Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975		•	3 4,
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Trash Removal Service Fire Prevention & Protection Debris Collection General Mx and Repair \$549 \$3,750 \$2,250 X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$2,000 \$2,000 \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - General Counsel Management Fees \$35,136 Total Operating Expenses: \$175,034	Professional Liability (D&O) [\$1M]		X
Fire Prevention & Protection Debris Collection General Mx and Repair \$549 X Pet Station Bags \$3,750 X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 X North & South Inclinometer yearly readings \$1,650 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 Legal - Collections Legal - General Counsel Management Fees \$35,136 Total Operating Expenses: \$175,034 X * two HOA events per year (\$2,750 each) X * Pet Station Bags X * Pet Station Bags X * Poth North & South Inclinometer yearly readings X * North & South Inclinometer yearly readings X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 X * Audit & Tax Returns (Audit every other year 2021) * Returns only for 2022 (2023 budget) X * Pass thru for Collections X * for Board use (non Collection related) X * Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975			
Debris Collection General Mx and Repair \$549		\$62,634	X Providing 286 homes with service
General Mx and Repair \$549	Fire Prevention & Protection		
\$549 X Pet Station Bags \$3,750 X snow removal at Common Areas (avg. 9 events) \$2,250 X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 X North & South Inclinometer yearly readings \$1,650 X North & South monument control points reading \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - Collections Legal - General Counsel Management Fees \$35,136 X Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034		\$5,500	X * two HOA events per year (\$2,750 each)
\$3,750 X snow removal at Common Areas (avg. 9 events) \$2,250 X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 X North & South Inclinometer yearly readings \$1,650 X North & South monument control points reading \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - Collections Legal - General Counsel Management Fees \$35,136 X Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034	General Mx and Repair		
\$2,250 X mowing / cleaning, weed control of Common Area tracts average of 3 mows a summer \$2,600 X North & South Inclinometer yearly readings \$1,650 X North & South monument control points reading \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - Collections Legal - General Counsel Management Fees \$35,136 X Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034		\$549	X Pet Station Bags
average of 3 mows a summer \$2,600		\$3,750	X snow removal at Common Areas (avg. 9 events)
\$2,600 X North & South Inclinometer yearly readings \$1,650 X North & South monument control points reading \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) Legal - Collections Legal - General Counsel Management Fees \$35,136 X Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034		\$2,250	X mowing / cleaning, weed control of Common Area tracts
\$1,650 X North & South monument control points reading \$1,950 X repairs to other Common Areas, MBU's, signs, posts, etc. \$12,749 Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) * Returns only for 2022 (2023 budget) Legal - Collections Legal - General Counsel Management Fees \$500 X for Board use (non Collection related) Management Fees \$35,136 X Total Operating Expenses: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034			average of 3 mows a summer
## Audit & Tax Services Audit & Tax Services \$345 Legal - Collections Legal - General Counsel Management Fees Total Operating Expenses: Sample		\$2,600	X North & South Inclinometer yearly readings
Audit & Tax Services \$12,749 \$345 X Audit & Tax Returns (Audit every other year 2021) *Returns only for 2022 (2023 budget) X Pass thru for Collections Legal - General Counsel Management Fees \$35,136 Total Operating Expenses: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034		\$1,650	X North & South monument control points reading
Audit & Tax Services \$345 X Audit & Tax Returns (Audit every other year 2021) * Returns only for 2022 (2023 budget) X Pass thru for Collections Legal - General Counsel Management Fees \$35,136 Total Operating Expenses: Consolidated \$9,975 * Returns (Audit every other year 2021) * Returns only for 2022 (2023 budget) X Pass thru for Collections X for Board use (non Collection related) X * Returns only for 2022 (2023 budget) X Pass thru for Collections X for Board use (non Collection related) X * Total Operating Expenses: \$165,059		\$1,950	X repairs to other Common Areas, MBU's, signs, posts, etc.
* Returns only for 2022 (2023 budget) Legal - Collections \$2,000 x Pass thru for Collections Legal - General Counsel \$500 x for Board use (non Collection related) Management Fees \$35,136 x Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034		\$12,749	
Legal - Collections \$2,000 x Pass thru for Collections Legal - General Counsel \$500 x for Board use (non Collection related) Management Fees \$35,136 x Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034	Audit & Tax Services	\$345	X Audit & Tax Returns (Audit every other year 2021)
Legal - General Counsel \$500 x for Board use (non Collection related) Management Fees \$35,136 x Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034			* Returns only for 2022 (2023 budget)
Legal - General Counsel \$500 x for Board use (non Collection related) Management Fees \$35,136 x Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034	Legal - Collections	\$2,000	X Pass thru for Collections
Management Fees \$35,136 x Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034	•		X for Board use (non Collection related)
Total Operating Expenses: \$165,059 Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034	•	•	
Reserve Funding: Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034	<u> </u>		
Consolidated \$9,975 Total Op. Exp. + Res. Fund \$175,034		, ,	_
<u>Total Op. Exp. + Res. Fund</u> \$175,034	Reserve Funding:		
	Consolidated	\$9,975	
	Total Op. Exp. + Res. Fund	\$175,034	
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Balanced	1 (3-7	•	