

## **Treasurer's Report – Preston Point Homeowners Association for Year 2024**

The actual budget income and expenses for 2024 were in line with the projected budget for 2024 except for a slight rate increase in electricity which was adjusted for in the 2025 budget.

Audit and Tax preparation funds were within budget. This amount includes preparation fees and taxes paid. The association is current with all tax submissions. The budgeted amount for 2025 has been reduced to reflect similar preparation fees and taxes.

Insurance costs were also within the budget for 2024. The 2025 budget was reduced to reflect lower costs due to moving to a more cost-effective provider with comparable coverage.

Legal fees were incurred in 2024 due to the covenant revision. These were slightly above budget but additional legal fees are not expected in 2025.

HOA management fees and social committee funds will remain unchanged in 2025.

Total administrative costs represent 17% of annual income.

Landscaping and grounds maintenance continue to be the most significant expense item in the budget, second only to the alleyway issues. Total landscaping and grounds costs represent 46% of annual income. This includes our landscaping and maintenance contract with Jersey Landscaping, pine straw and mulch cost and installation, tree maintenance and landscape planting improvements to our common areas.

An expense was taken from Reserve for the repair and grounds improvement to the signage at the entrances to the association property in the amount of \$6,595.88. An additional expense was taken from reserve for the update to the Giles Flythe Engineers reserve fund study in the amount of \$1,150..

The homeowners were notified that the board approved a dues increase for 2025 of \$75 per quarter to cover expected expense for significant alleyway repairs and upkeep as was recommended by Giles Flythe Engineers Reserve Study. Those funds will be segregated in a reserve account specifically established for alleyway upkeep.

Monies moved to the reserve account increased from \$15,095 in 2023 to \$18,906.25 in 2024. The total reserve balance as of 12/31/24 is \$141,145.45.