



## **ANNOUNCEMENT**

Pursuant to the Bylaws of the Armory Park Del Sol Homeowners Association, Article II, Section 2.1, Annual Meetings, the Board of Directors announces:

### **Armory Park del Sol Annual Membership Meeting Notice and Agenda**

February 20, 2023, 6:00 p.m to 7:30 p.m. (registration opens 5:30 p.m.)

On-Line meeting access info:

To join Zoom Meeting (easier if you have the Zoom app on your device)

Click on this link:

<https://us02web.zoom.us/j/84376346569?pwd=VEZKVXF4Z25weHVtUFo1SUZ3TGh4QT09>

Passcode: apds

OR open the Zoom app, click on join and enter the meeting ID and passcode when prompted:

Meeting ID: 843 7634 6569

Passcode: apds

1. Sign In 5:30 p.m.
2. Call to order (6:00pm)
  - a. Establish Quorum
3. Expectation of civility and kindness
4. Introductions
  - a. Homeowners
  - b. Management staff
5. Guests (if any)
6. Approval of minutes of 2022 Annual Meeting (ballot distributed prior to meeting)
7. Reports
  - a. President: Michael Katz
    - i. Change in management service
  - b. Treasurer/Finance: John Heyl
  - c. CC&R Compliance: Tom Skinner/Morgan V
  - d. Architectural Review: Matt Fischler
  - e. Landscaping: Shirley McGhee
    - i. Water subcommittee: Beth Murphy, Greg Bedinger
  - f. Clean and Safe: Carole Baumgarten
    - i. Map: Susan Klement
  - g. Hospitality: Priya Okun
8. Election of 2023 Board of Directors (Nominations Committee report and statements of Board Candidates distributed prior to meeting). See voting instructions on the ballot.
9. Announcement of new Board; call to participate in committees
10. Homeowners' questions, comments and suggestions
11. Adjournment of Members' meeting
12. Organizational meeting (open) of the Incoming Board to elect officers

## Civility and Kindness

Civility: courteous behavior, politeness; a courteous act or utterance; citizenship

Kind(ness): good or benevolent behavior; indulgent, considerate or helpful

Community: people with common interests living in a particular area

From Stanford: "Community is both a feeling and a set of relationships among people. People form and maintain communities to meet common needs. Members of a community have a sense of trust, belonging, safety and caring for each other."



## ***PRESIDENT'S REPORT 2023 ANNUAL MEETING***

Armory Park del Sol HOA has completed another interesting, overall successful though somewhat difficult year. We live in a great neighborhood with great neighbors. I feel fortunate to live in APdS and to be a small part of our success. Most of our residents share the desire or civility, kindness and community, and the APdS HOA continues to be a strong, viable and stable organization despite some of our challenges. The COVID-19 pandemic continues to affect all of us, and HOA operations were still affected by staffing shortages by some of our vendors with resultant occasional decreased response time. I know many neighbors continue to help each other year, and it is that spirit of community that most residents share that makes our neighborhood great.

I want to mention how proud I am of your 2022 Board. Being a volunteer HOA Board member is never easy, and this year provided several challenges. The Board always faced any challenge or problem in a sane, calm, rational, constructive and collegial way.

### **Management Service**

The past 2 years under Cadden's management were very difficult. We were assigned an array of Cadden managers who were either incompetent or unable to provide timely and/or quality service. We tried to be patient in that we knew that this industry, like all were impacted by the COVID-19 pandemic with staffing turnover and shortages, but it became clear in mid-to late 2022 that despite our finally being assigned an excellent manager in Ally that Cadden was not committed to providing us the service defined in our contract. The Board was not unhappy to sever the relationship with Cadden. The Board prepared a Request for Proposal (RFP) that was sent to a variety of management companies resulting in our receiving several proposals. All proposals were reviewed by the Board, references checked, interviews performed, and the Board selected HOA Management Solutions (HOAMS). Our contract with HOAMS started on January 1, 2023. Transitions in HOA management services are always difficult, and we are still in this transition phase, including understanding who actually does what in the HOAMS office. Morgan, our assigned HOAMS manager has been excellent to work with and has been very responsive to our needs.

### **Crime**

TPD has asked us repeatedly to not hesitate to call 911 for any possible crime or safety issue!

### **Finances**

One of the most important tasks of the Board is to assure financial stability of the organization. Treasurer John Heyl will provide details in his report. but we had 2 major financial challenges—our identification in September that Cadden was not billing homeowners for the assessment the Board had approved for 2022, resulting in an expected revenue shortfall, and the transition of funds from Cadden to HOAMS that began in December, 2022. Landscaping continues to comprise the largest percent of our annual expenses. Our water expenses continue to be puzzling, and we now have a volunteer water subcommittee led by Beth Murphy and Greg Bedinger who already are active in gathering data in the hopes we can better understand our use of water for irrigation. Another unexpected landscaping-related expense occurred from the harassment of our landscapers and subsequent disruption of the use of industry-standard weed control agents, resulting in a large immediate financial loss due to wastage of the prepared weed control agents. Not using pre-emergent chemical weed control will result either in a much higher expense to the HOA for manual removal by our landscapers or rampant weeds in common area during certain times of the year. Our tree maintenance expenses have stabilized and are now

slowly decreasing with our tree service, Brightview and their excellent arborist Petr Chylik. The 2022 Board continued to take a rational and cautious approach in how it spent your money, and the Board deserves credit for strong financial management. John Heyl as our outgoing Treasurer deserves special credit for his many hours of work trying to keep our finances as stable as possible.

The 2023 budget, approved by the Board in October, 2022 does includes a 7.8% increase in homeowner assessment, to the amount we had approved for 2022--\$312/quarter or \$1248/year. HOAMS provides several methods for payment of your assessments, and if you have questions about that please feel free to contact our manager, Morgan or the HOAMS homeowner accounts person at [HOAMSaccounting@hoamanagementsolutions.com](mailto:HOAMSaccounting@hoamanagementsolutions.com) or phone number (520) 760-7793. All of our revenue comes from homeowner assessments, and of course these funds are needed to operate the HOA and pay our bills. Timely payment really helps.

## **CC&R Compliance**

The Board is legally responsible for assuring our governing documents are complied with, and I believe the Board has carried out this difficult task in a fair and responsible manner. Thanks to our management staff with the assistance of Tom Skinner for carrying out monthly inspections. Weeds usually are our #1 violation issue, and it really helps if you would be mindful of weeds in the areas for which you are responsible--primarily the areas adjacent to our garages.

## **Architectural Review**

This committee reviews all requests for architectural improvements as per the CC&Rs and Design Guidelines. Any change visible from outside your property needs to be submitted for review prior to any work being initiated, and the HOA has 30 days to review the request. It is the homeowner's responsibility to submit such requests. While we do have a list of pre-approved changes (such as repainting your home in the same color) we always appreciate being notified of such work.

## **Landscaping**

The cost of landscaping (including our landscaping contractor, maintenance and repairs) comprises about 75-80% of our annual expenses. Smith Landscaping and Design, owned by Clay Smith continues as our maintenance vendor. Overall, the Board feels that Smith provides excellent service despite the COVID-related staffing issues, and we all owe tremendous thanks to Shirley McGhee, Tom Skinner and the rest of the Landscape Committee for helping to manage our landscaping. Any concerns regarding landscaping should be addressed to Shirley, Tom or Morgan.

One exciting new project is our planned renewal of Ashley Park to transform the park into a more user-friendly area. The Board is investing funds in this project, and as you can see some trees have been planned, and there are plans to install some type of shade structure.

## **Clean and Safe Committee**

Members of this committee pick up trash and animal waste and assist with front yard and garage light check. Carole will provide more details in her report.

# APdS Map and Directory

Susan Klement has been responsible for maintaining and updating our neighborhood directory and map. This task has been more challenging this past couple of years with many changes in homeowners.

## Hospitality

Unfortunately, due to the continuing pandemic were not able to hold our usual social events such as the pot lucks in Ashley Park. Committee members continue to welcome new homeowners to the neighborhood.

## Web Site

The APdS web site ([www.armoryparkdelsol.org](http://www.armoryparkdelsol.org)) continues to function well, and it serves as the public face for the HOA. Secretary Beth Murphy has been reviewing and updating the website, including updating the software platform on which the web site resides. If you have suggestions for content, please let us know.

**APdS**

- Home
- News and Announcements
- Neighborhood
- Homeowners Association
- Calendar and Activities
- Resources and Links
- Contact Us

**Armory Park del Sol**

**Welcome to Armory Park del Sol!**

Armory Park del Sol is a community of close to one hundred single-family homes located in historic Armory Park and within walking distance of the local public school, theaters, restaurants and other amenities of downtown Tucson. Although the colorful homes were designed to harmonize with those of their Armory Park neighbors, a closer look reveals that they were all built in the 21st century.

**Solar Energy**

All APdS homes were designed for energy efficiency, with photovoltaic panels and solar water heaters that are unobtrusive at street level. Two of the existing houses are zero-energy homes that create more energy than they use. Other construction details common to all houses add to their energy saving capabilities.

- [archrevcomm@armoryparkdelsol.org](mailto:archrevcomm@armoryparkdelsol.org)
- [board@armoryparkdelsol.org](mailto:board@armoryparkdelsol.org)
- [crcomm@armoryparkdelsol.org](mailto:crcomm@armoryparkdelsol.org)
- [cleansafecomm@armoryparkdelsol.org](mailto:cleansafecomm@armoryparkdelsol.org)
- [landscaping@armoryparkdelsol.org](mailto:landscaping@armoryparkdelsol.org)
- [president@armoryparkdelsol.org](mailto:president@armoryparkdelsol.org)
- [webmaster@armoryparkdelsol.org](mailto:webmaster@armoryparkdelsol.org)

- ARC Chair, President
- Board members only
- CC&R committee Chair, President
- Clean/Safe committee chair, President
- Landscape committee chair, President
- President only
- Webmaster

## APdS Listserv

The APdS listserv is not an official HOA service but is a convenient way for APDS homeowners and residents to communicate as a group. Official HOA communications such as meeting announcements are sent through a different list and platform. The listserv address is [armory-park-del-sol@googlegroups.com](mailto:armory-park-del-sol@googlegroups.com). Any APdS resident may join the listserv. If you are not a member and wish to join, contact Cassa ([ccpalmer123@gmail.com](mailto:ccpalmer123@gmail.com)).

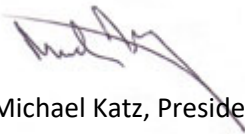
## Volunteers

As with any organization, our success is due to the efforts of many. Each Board member, Committee Chair and Committee member volunteers their time of behalf of our community. I hope each and every homeowner shows their appreciation to these volunteers. As with many volunteer organizations, the work of APdS is accomplished by a small group. We cannot depend on this same small group to work on our behalf forever, and several current Board members and committee chairs have been volunteering for several years. As a member organization, the work of APdS is the responsibility of each and every homeowner. We need more people involved--as committee members and Chairs and, in the future, as Board members. We can see the results of this involvement with the very engaged and active Landscape Committee. We have quite a few new residents in APdS, and your active involvement is most welcome. Everyone is busy, but if we all pitch in and do our fair share, the work will be more evenly distributed. Please sign up for a committee! If you cannot attend the Annual Meeting, let me know how you want to help.

### Committees

Architectural Review  
CC&R Compliance  
Clean and Safe (including Map and Directory)  
Finance  
Hospitality  
Landscape  
Water Sub-Committee

Respectfully Submitted



Michael Katz, President

**COMMITTEE REPORTS**

**APdS HOA Treasurer’s Annual Report – February 20, 2023:**

Two key events affected APdS HOA’s finances in 2022. The first was when it was discovered in September that the homeowner assessment from the beginning of the year (\$290.01) was significantly lower than that used to build the 2022 budget (\$312). This meant that income was likely going to be as much as \$7,000 less than expected. This new reality put pressure on mitigating the shortfall in the final quarter of the fiscal year. The transfer of the last quarter’s contribution to the General Reserves (\$3,000) to Operating covered the expected shortfall.

The second has been the transition from Cadden’s to HOAMS’s financial reporting in January 2023. As of this report, the financial report for January is not available. I will work closely with the new HOA Treasurer to assure a full transfer of HOA assets.

Reflecting on the past year, I make the following recommendation for Board consideration.

**Recommendation:** Although there is sometimes reference to a Finance Committee, in practice – and for many years – there has not been a functioning “committee,” only the Treasurer working with fiscal staff of the management company on monthly reports to the Board and managing fiscal issues on an ongoing basis, such as vendor payments, special fee income/expenses, etc. I recommend that the Board and Treasurer jointly identify one or two other APdS homeowners, preferably one with accounting experience, to advise the Treasurer and, with the Treasurer, constitute the Finance Committee. I believe this process will both make for fuller reporting to the Board and more credibility with APdS homeowners.

It has been an honor – and a challenge! - to serve as APdS HOA Treasurer this past year. I want to thank the Board for their continuing support of my work.

Submitted February 20, 2023

John Heyl, APdS HOA Treasurer

<b>APdS ACCOUNTS 2022</b>	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	
Homeowner assessment								\$290.01	\$290.01	\$290.01	\$290.01	\$290.01	
Homeowner units								93 units	93 units	93 units	93 units	93 units	
<b>OPERATING</b>													
Carried Fwd	24,773.65	31,587.96	22,684.07	26,979	30,092.28	28,030.75	24,134.63	24,807.62	24,015.91	29,862.03	28,618.00	27,978.73	
Income	24,878.48	1,244.71	604.89	25,354.00	2,991.17	1,866.34	24,581.02	2,644.80	548.58	25,628.99	566.61	647.89	
Prepaid	8,401.44	935.30	8,371.19	10,320.94	1,747.31	11,728.89	13,461.84	2383.14	12,218.96	13,785.38	638.42	573.73	
Expenses	9,652.83	11,083.90	4,681.58	11,919.88	6,800.01	17,491.35	10,446.19	5,819.65	6,921.42	13,087.64	1,844.30	11,009.27	
New Balance	31,587.96	22,684.07	26,978.57	30,092.28	28,030.75	24,134.63	24,807.62	24,015.91	29,862.03	28,618.00	27,978.73	18,191.08	
<b>GENERAL RESERVES</b>													
Carried Fwd	35,109.68	38,113.04	38,116.26	38,119.82	41,120.83	41,124.65	41,128.03	44,131.62	44,135.05	44,138.69	44,144.50	41,149.74	
Income	3,003.36	3.22	3.56	3,003.49	3.82	3.38	3,003.59	3.43	3.64	5.81	6.24	3,000	
Expense	0	0	0	0	0	0	0	0	0	0	3,000.00	0	
New Balance	38,113.04	38,116.26	38,119.82	41,123.31	41,124.65	41,128.03	44,131.62	44,135.05	44,138.69	44,144.50	41,149.74	44,949.84	
<b>MAJOR PROJ'S RESERVE</b>													
Carried Fwd	3,795	3,795	3,795	3,795	3,797.16	3,797.48	3,797.79	3798.44	3798.44	3799.05	6,799.40	3800.04	
Income	0	0	0	0	0.3	0.31	0.33	0.32	0.31	3000.35	0.64	0	
Expense	0	0	0	0	0	0	0	0	0	0	3,000	0	
Balance	3,795.00	3,795.00	3,795.00	3,797.16	3,797.48	3,797.79	3,798.12	3798.76	3799.05	6799.4	3,800.04	3800.04	
<b>Total Reserves</b>	<b>41,908.04</b>	<b>41,911.26</b>	<b>41,914.82</b>	<b>44,918.31</b>	<b>44,922.13</b>	<b>44,925.82</b>	<b>47,929.74</b>	<b>47,933.81</b>	<b>47,937.74</b>	<b>50,943.90</b>	<b>44,949.78</b>	<b>47,949.78</b>	
<b>Total Cash on Hand</b>	<b>\$63,678.33</b>	<b>73,496</b>	<b>64,595.33</b>	<b>68,893.39</b>	<b>75,010.59</b>	<b>72,952.88</b>	<b>69,060.45</b>	<b>72,737.36</b>	<b>71,949.72</b>	<b>77,799.77</b>	<b>79,561.90</b>	<b>72,928.51</b>	<b>66,140.86</b>

## CC&R Committee

### CC&R Report for Annual Meeting

The annual meeting is always a good time to remind homeowners of the APdS CC&Rs. This document not only establishes the Homeowners Association (HOA), but also outlines the policies and procedures designed to preserve property values and keep the community attractive, safe, and an enjoyable place to live.

The CC&R Committee works with our association management to conduct periodic inspections of the neighborhood. Issues that typically reoccur:

- Painting – Bright colors tend to suffer in our harsh climate. Fascia also tends to deteriorate over time.
- Backyards – The area between the backyard gates and the streets is the owner’s responsibility. In season, weeds and other vegetation can get out of control. At a minimum, these backyard areas must be hardscaped (no bare dirt).
- Architectural “improvements” – Additions to homes and any structures visible above backyard walls must be approved. Note that some improvements have been designated as “pre-approved” (i.e., metal security gates vice wooden).

Questions or concerns about the CC&Rs or their application should be addressed to our association manager or to the various committees. Our thanks to all our neighbors for their diligence in keeping APdS one of Tucson’s most desirable neighborhoods.

Tom Skinner, CC&R Committee



## Architectural Review Committee

### Architecture Committee 2022 Summary

As always, thanks to the committee members. The committee is currently myself, Mike Katz, Dave Mewhirter and John Heyl. And to anyone wishing to be on the committee, we are always open to additional members - we usually operate through the internet and don't require regularly scheduled meetings.

2022 continued the trend since 2020, overall a very quiet year. There were only 8 requests (and that includes 2 from me - I did recuse myself from those two deliberations), even less than last year and all paint or gate work.

There continues to be a fair amount of homeowner turnover, so I will reiterate: If the change you are planning is visible from the street (or walkway), and it is not an action on the pre-approval list in our Architecture Guidelines, you need to file a request. The big exception to this process is MAINTENANCE! When you need to do an outside, visible repair, that does not count as a modification unless it is radically different in appearance from the original work.

As before, a word of advice: please help keep our neighborhood colorful. We're happy to approve a broad spectrum of colors for our homes. Quick rule of thumb: try using different colors than the houses you can see immediately around you. Hopefully, we will all be able to get the colors we want from our local paint dealers (supply chain issues, you know!)

As always, be aware that submittals have a thirty-day window for approval. While most applications are acted on much quicker than that, we occasionally need the full time. Do not wait until the last minute to submit the approval form, and provide sufficient information for us to review! The requirements are in the Guidelines. Also, it is the homeowner's responsibility to provide the information to the HOA. Don't expect your contractor to do it for you. The committee and the Board are not responsible for design decisions – present your design for approval!

Matt Fischler

Chair, Architecture Committee

# Landscape Committee

## Landscape Annual Report 2022

Welcome to our annual community meeting and landscape report. As most of you are aware the HOA is responsible for the maintenance of our front yards and common areas, per the CC&Rs. This includes the trees, plants, gravel and irrigation. Conservation of water is an issue we take very seriously. The average life of an irrigation system is between 10-15 years. Our irrigation system had arrived at that expiration period a few years ago. The Board entered into a multi-year irrigation replacement plan. We completed the last irrigation zone replacement in July 2020. This has been a costly and extensive project stretching over four years. All of the costs were carefully planned out so as not to incur any special assessments.

Work continued during the year with our landscape contractor, Clay Smith of Smith Landscape and Design. They service each zone once a month; frequently during each month they are called upon to repair leaks, remove hazards (such as fallen branches), special requests or to address safety issues in other zones. We are very grateful for their continued service, and willingness to modify general practices such as minimizing the use of blowers.

Here is the schedule for maintenance:

**Zone 1 16<sup>th</sup> and 3<sup>rd</sup> : first week of the month**

**Zone 2 water detention basins from Ott to Southern Pacific: second week of the month**

**Zone 3 Front yards on walkways inclusive of Anatole, Downtown and Historic: third week of month**

**Zone 4 Front yards on walkways inclusive of Historic, Laos and Codd: fourth week of the month**

**A fifth Wednesday (if there is one in a month) is scheduled for catch up**

We encourage homeowners wishing to self-fund renewal of their front yards to do so, as we will not take up a major effort of plant renewal at this time. Application forms are on the website.

Each year by the end of February and into March we undertake pruning of front yards and common areas. Plants have frost damage, areas need to be cleared for new growth. Some of our zones have very mature prickly pear cactus, some of these have become problematic with rotten bases and debris which encourage insects such as roaches, scorpions, and pack rats. We will clear some of these cacti, especially at corners which limit visibility.

Our community is gifted with beautiful shady walkways. We view our trees as community assets. We have several goals in relationship to our trees. First the safety of our neighbors and visitors. Second the safety of our homes and roofs. Third the health of the trees. We make a concerted effort to keep the tree branches off and away from structures, plus we prune trees for safety and continued health of the trees.

We have continued to contract with Brightview Tree Care Services, and arborist Petr Chylik an I.S.A certified Arborist. We are very pleased with his results in 2022. Petr developed a plan to manage and budget for tree maintenance through 2022. Brightview executed 50% of the 2021 community tree plan with the remainder completed in May 2022. This year 2023, we have scheduled work to begin on trees, February 15<sup>th</sup> to be concluded by February 20, 2023. We will re-evaluate in the fall to see if further maintenance is needed. Of course, there can be emergency maintenance due to weather, or tree failure.

Many of the palo verde trees of southern AZ. are infected with a killing organism that weakens the trees to allow insect invasions, which compromising the root systems, thus killing the tree. Often these palo verdes will just simply collapse. Over the past three years we have taken down several of our diseased palo verdes and will continue removing these trees from our community as needed.

We are currently exploring shade structures for the park.

Tom and I value our community, full of great neighbors. Your volunteers; Shirley McGhee and Tom Skinner co-chairs Landscape committee, members: Greg Bedinger, Susan Klement, Dan Papaj, Ron Wilson, Lisa Henthorne.

Submitted February 14, 2023

## **Safe and Clean Committee**

Safe and Clean Committee report  
February Annual Meeting  
Presented by Carole B.

First and foremost I would like to thank the following volunteers for their work this year.

Kathy Heyl  
Jan Mulder  
Favin Gebremariam  
Bridget Radcliff  
Tom Skinner

The neighbors listed above gave their time and energy every month in checking for light bulbs that need to be replaced. They also assisted in picking up trash in our neighborhood.

They are dedicated neighbors who truly want to keep our neighborhood safe and clean. It is hard to find good people who will stay with their job-especially when it is done without any compensation. Please thank them when you see them.

There are always people who can find fault with how things go-but these people step up and help every time someone is needed.

We also identified for the Board all the front light poles that need work. We replaced the nuts and bolts that hold the lamp covers on. This will keep them secure during bad weather and wind.

Tom Skinner faithfully walks the hood and picks up trash. A big shout out to him as well.

As always, keep reporting on the list serve things you see that appear to be unusual. First call always should be to the police when there has been something stolen or broken into.

Thank you,  
Carole

## **Neighborhood Map and Directory**

I have been revising the directory of residents and their contact information since 2014. This past year, we disseminated two revisions. As is always the case, another revision will likely soon be required because houses are for sale in the neighborhood. We ask that owners review their listings for changes or errors.

Respectfully,

Susan Klement

## **Hospitality Committee**

The Hospitality Committee has continued to welcome new neighbors thanks to the attention of Susan Klement. We have not sponsored any of our usual events due to COVID considerations.

Submitted by Priya Okun

## ARMORY PARK DEL SOL Homeowners Association - 2023 Approved Budget (7.8% assessment increase)

Approved: 10/29/2022  
Updated:

GL Code		2020		2021		2022	2023
		Approved Budget	Year-End Actuals	Approved Budget	Year-End Actuals	Approved Budget	Draft Budget
<b>Assessment Rate</b>						<b>\$290/qtr</b>	<b>\$312.qtr</b>
<b>Income</b>							
3010	Owner Assessments	\$105,536	\$107,146	\$105,536	\$105,395	\$114,842	\$116,064
3015	Membership Fee Income	\$0	\$500	\$0	\$3,000	\$0	\$1,500
3020	Late Fees & Interest	\$0	\$544	\$0	\$190	\$0	\$0
3070	Fines - CC&R Violations					\$0	\$0
3180	Interest Earned	\$0	\$16	\$0	\$8	\$0	\$0
	<b>Total Income</b>	<b>\$105,536</b>	<b>\$108,207</b>	<b>\$105,536</b>	<b>\$108,594</b>	<b>\$114,842</b>	<b>\$117,564</b>
<b>Fixed Expenses</b>							
4010	Property Tax	\$25	\$7	\$25	\$7	\$25	\$10
4011	Reserve Transfers-General	\$13,598	\$13,598	\$18,254	\$18,254	\$12,000	\$5,000
4012	Reserve Transfers-Major Projects	\$6,000	\$6,000				\$5,000
4015	ACC Reporting	\$10	\$20	\$10	\$10	\$10	\$10
4020	Income Taxes State & Federal	\$50	\$50	\$50	\$50	\$50	\$50
4030	Liability/D&O Insurance	\$1,905	\$2,059	\$2,121	\$2,205	\$2,100	\$2,450
4045	Backflow Prevention Testing	\$400	\$0	\$400	\$959	\$400	\$400
<b>Utilities Expenses</b>							
4110	Electric	\$2,200	\$1,961	\$2,018	\$2,366	\$2,400	\$2,800
4120	Water/Sewer	\$6,000	\$7,874	\$6,791	\$7,072	\$7,082	\$8,400
<b>Operating Expenses</b>							
4210	Lighting Supplies/Maintenance	\$900	\$852	\$900	\$1,127	\$1,000	\$1,250
<b>Maintenance Expenses</b>							
4305	General Maintenance	\$1,000	\$201	\$1,000	\$1,945	\$1,250	\$1,250
4306	Drainage Easement Expenses	\$600	\$0	\$600	\$590	\$650	\$756
<b>Landscape Expenses</b>							
4605	Landscaping Maintenance Contract	\$35,775	\$39,581	\$36,000	\$38,339	\$36,000	\$37,000
4610	Plant Replacement	\$0	\$225			\$0	\$3,000
4615	Irrigation Repairs/Improvements	\$0	\$1,325	\$0	\$100	\$600	\$600
4625	Tree Maintenance	\$12,300	\$17,935	\$20,000	\$18,620	\$18,000	\$18,000
4630	Weed Control	\$7,750	\$5,000	\$3,000	\$5,000	\$5,000	\$5,000
4655	New Landscaping					\$9,300	\$0
4660	Non-Contract Landscaping	\$2,000	\$1,079	\$1,000	\$3,100	\$4,000	\$4,000
4665	Ashley Park development					\$2,750	\$10,000
<b>Administrative Expenses</b>							
4705	Accounting/Tax Preparation	\$386	\$374	\$400	\$350	\$400	\$375
4710	Management Service Contract	\$9,085	\$9,085	\$9,085	\$9,085	\$9,085	\$9,085
4713	Mileage (manager)						\$190
4715	Postage	\$245	\$289	\$300	\$136	\$300	\$290
4720	Copies	\$500	\$256	\$300	\$215	\$300	\$246
4730	Statements	\$560	\$520	\$550	\$519	\$550	\$550
4735	Legal Expense	\$900	\$0	\$900	\$150	\$500	\$500
4745	Office Supplies	\$300	\$239	\$300	\$129	\$300	\$250
4750	Banking Fees						\$20
4755	Meeting Expenses	\$180	\$150	\$180	\$228	\$180	\$200
4780	Web-Site Expenses					\$250	\$300
4785	Social/Welcome Committee	\$220	\$94	\$220	\$0	\$220	\$250
4790	Miscellaneous	\$0	\$11	\$0	\$228	\$0	\$200
4791	Storage	\$132	\$121	\$132	\$121	\$140	\$132
	<b>Total Expenses</b>	<b>\$103,021</b>	<b>\$108,908</b>	<b>\$104,536</b>	<b>\$110,907</b>	<b>\$114,842</b>	<b>\$117,564</b>
	<b>Net Income</b>	<b>\$2,515</b>	<b>-\$701</b>	<b>\$1,000</b>	<b>-\$2,313</b>	<b>\$0</b>	<b>\$0</b>