

**2025 BUDGET
FORMULA CALCULATION OF HOMEOWNER ASSESSMENTS
144 PROPERTIES**

Administrative*:

Total amount divided by 144. All lots pay equally: \$310.20.

Operational*:

Total Amount divided by 144. All lots pay equally: \$262.73.

Irrigation: Small System:

Filing 1 Nine Properties with Irrigation: 33.3% divided by 9 (*4 properties in Filing 1 do not have irrigation*) **PLUS** System Checks: 1/9th \$1,059 (\$117.67 each) **PLUS** what was expended in 2024 from the T&M Repair Fund: 1/9th \$211.24 (\$23.47 each). The \$211.24 includes all invoices received to date. The 2025 Budget will show as \$211.24 on that line as final estimate for assessment and the unused amount at end of year will be carried over to be utilized as needed in 2025. $(\$117.67 + 23.47 + \$126.39 = \$267.53)^{**}$

Filing 3 Properties with Perimeter Irrigation (15): 33.3% divided by 15 plus 33.3% divided divided by 144 $(\$71.37 + \$7.43 = \$78.81)$.

HOA Common Area: 33.3% divided by 144. All lots pay equally: \$7.43.

Filing 7 Common Area

Total Amount divided by 144. All lots pay equally: \$3.85.

Irrigation: Large System:

HOA Common Area: 30% of total divided by 144. All lots pay equally: \$23.97.

Filing 4 Courtyard: 20% of Large System total divided by 18 Plus \$23.97 Common = \$151.80 PLUS Landscape Maintenance $(\$9,874 \text{ divided by } 18 = \$548.56)$ & Pest Control $(\$417.60 \text{ divided by } 18 = \$23.20)$ plus \$262.73 Operations = \$834.48)

Filing 4 Custom and Filing 5 Monument: 41% of total divided by 23 plus 30% of total divided by 144 for Common area $(\$23.97 + \$205.09 = \$229.06)$ (*4 properties are without water*)

Filing 5 Interior: 9% of total divided by 13 plus 30% of total divided by 144 for Common area $(\$79.65 + 23.97 = \$103.62)$ Drip Irrigation Only

Reserves:

Total amount divided by 144. All lots pay equally: \$69.44

*All properties pay into Common Area Irrigation Funds, Administration and Operations accounts. Lots with Canal Irrigation pay additional fee into the system which supports their property irrigation.

**A separate detailed accounting will be sent to Filing 1 homeowners.