

Special Assessment Financials					
	Available Funds Remaining for 2023	\$7,485	(a)		
	Remaining Expenses Budgeted for 2023	\$22,444	(b)		
	Budget Shortfall for 2023	\$14,959	(c) = (a) - (b)		
Items recommended be done ASAP:					
	Reset Pipe End Section in Palmer Pond	\$2,800	(d)	MM Quote	Needed to control water flow
	Sweep streets	\$1,500	(e)	Estimate	Keep debris out of catch basins
	Vactor Sheldon pump station	\$1,850	(f)	Estimate	Never been done
	Vactor VC pump station	\$1,850	(g)	Estimate	Never been done
	Inspect collection systems (cleaning needed will be additional costs)	\$1,500	(h)	Estimate	Check for obstructions
	Remove storm damaged trees (Sheldon Pond and Commons areas)	\$4,000	(i)	Estimate	Many trees damaged
	Contingency Fund	\$3,500	(j)	Estimate	To cover variations in costs
	Maintenance Reserve Fund	\$10,000	(k)	Goal	For emergencies
	Review Bylaws by a Qualified HOA Lawyer (4@\$280)	\$1,120	(l)	Estimate	Review to update as needed
	Total for items recommended be done ASAP:	\$28,120	(m) = sum(d):(l)		
	Infusion Needed:	\$43,079	(n) = (m) + (c)		
	Special Assessment per Homeowner:	\$500	(o) = (n) / 86		