

# Seagarden Homeowners

## Where is Your Money Going?

The Seagarden Advisory Committee would like Pinturas residents to know that your assessment money is hard at work. One of the primary responsibilities of a Committee is to protect, maintain, and enhance the assets of the association and its homeowners.

The Seagarden Advisory Committee meets the first Wednesday each month. All homeowners are encouraged to attend.

RESERVE EXPENDITURES	Actual 2020-21	Actual 2021-22	Actual 2022-23	Actual 2023-24	Actual 12 Mo's 2024-25	Forecast 12Mo's 2024-25	Forecast 2025-26 (reserve study)
Building inspection & repairs		\$ 1,730	\$ 3,000	\$ 11,985	\$ 10,495	\$ 10,495	\$ 12,000
fire system test			\$ 2,400				
Termite inspection			\$ 1,505				
Roof leaks and water issues by unit							\$ 24,000
02		\$ 1,515					
03	\$ 2,265						
07	\$ 7,455						
15			\$ 2,885	\$ 7,700			
19				\$ 2,982			
21					\$ 8,250	\$ 8,250	
27					\$ 3,645	\$ 3,645	
28	\$ 2,385						
31				\$ 3,250	\$ 1,250	\$ 1,250	
43				\$ 5,250			
49				\$ 4,850	\$ 923	\$ 923	
51				\$ 1,000	\$ 4,150	\$ 4,150	
Termite no29					\$ 705	\$ 705	
Replace door no61			\$ 2,590				
Water intrusion no 2 & 4		\$ 18,305					
Water intrusion no 47 & 49				\$ 4,464			
Income tax on reserve interest	\$ 197		\$ 16		\$ 532	\$ 532	
TBD							\$ 3,000
SUBTOTAL	\$ 12,302	\$ 21,550	\$ 12,396	\$ 41,481	\$ 29,950	\$ 29,950	\$ 39,000
Spc Asmt Painting				\$ 179,730	\$ 1,000	\$ 1,000	
Spc Asmt Pergolas				\$ 9,717			
Spc Asmt Trellises					\$ 26,070	\$ 26,070	
Spc Asmt Trellises stucco repair & paint					\$ 1,048	\$ 1,048	
Spc Asmt admin costs				\$ 2,789			
TOTAL	\$ 12,302	\$ 21,550	\$ 12,396	\$ 233,717	\$ 58,068	\$ 58,068	\$ 39,000
Cash Reserve Beginning						\$ 137,544	\$ 135,066
Expenditures per above						\$ (58,068)	\$ (39,000)
Reserves Interest, Tax & Misc						\$ 5,970	\$ 2,394
Funding						\$ 49,620	\$ 52,920
Cash Reserve Ending						\$ 135,066	\$ 151,380
Fully funded per reserve study						\$ 137,544	
Percent						101.8%	

As we proceeded through this year's budgeting process it became clear that an increase is required to balance the Seagarden budget and keep our neighborhood looking great, and to protect our property values. We have determined that an increase of \$10.00 to our monthly dues for 2025-2026 is required. Increase adds \$4,920 to our budget. Accordingly, \$160 a month for 41 homeowners equals \$78,720 annually, and \$52,920 will be contributed to the reserves and operating expenses are estimated at \$25,800.