



TDP HOA General Meeting

JULY 2023

This year's projects

In addition to regular maintenance...

- Replace large tree's at entrance & replace dead bushes/plants
- Guest parking signs - do we want permanent ones?
- New treatment & sprinkler company



Financials

2022-2023

	Checking	Reserve (85K)
Dues	\$84,175	\$74,382.56
PayPal Fees	(\$2,287.30)	
Operation Expenses Utilities, Landscape, Admin	(\$39,798.64)	
Landscape Add-Ons Mulch, Pine Straw, Flowers	(\$16,100)	
Special Projects	(\$5,457.13)	
Reserve	(\$8,417.50)	\$8,417.50
Total	\$12,114.43	\$82,800.06

General Expenses	June-July
Cobb County Water	-\$2,006.94
GA Power (front sign)	-\$575.30
GA Power (street lights)	-\$4,023.38
PayPal Fees	-\$2287.30
Landscape (Monthly, Add-On's, Special Projects)	-\$43,553.13
Accounting	-\$600.00
Consulting	-\$939.46
Property Maintenance (Sprinklers, Mosquito Control, & Lawn Treatment)	-\$5,956.56
Insurance (HOA & DO)	-\$926.00
Northwest Exterminating	-\$2,775.00
TOTAL	-\$63,643.07

2023 – 2024

BUDGET



Proposed Budget
2023-2024

Operation Expenses	\$48,000.00
Landscape Add-Ons	\$20,000.00
Special Projects	\$20,000.00
Reserve	\$8,436.00
TOTAL	\$96,436.00

Future Projects

- Re-evaluate plants not replaced this year in Spring
- Replace/Update Sprinkler System
- Freshen up crosswalk paint, parking lines, & get no parking signs painted on curbs
- Repair damaged curbs in several areas
- Replace some of the larger trees on the property (must have >3" trunks)-3 left in common area at the end of 2700 building - in 2 to 3 years

Board Budget Notes

- Hold fees at \$185/mnth and re-evaluate next year
 - Expect a 10-15% increase in operating costs
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Board Misc Notes

- Security for Amphitheater
- Sending out letters for houses to be painted
- Parking issues* - permits

*Parking

CCR's - Article VII, Section 9E

(e) Guest only parking shall be provided on the Property to be used on a first come, first served basis. **Owners shall not be allowed to utilize designated guest parking.** The Association shall adopt rules and regulations governing the amount of time a guest can utilize a guest parking space/spaces. After a twenty four hour written warning placed on an offending vehicle, the Association shall have the authority to tow said vehicle.