



TDP HOA General Meeting

JULY 2024



# This year's projects

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In addition to regular maintenance...

- Replace sprinkler system with more efficient and manageable unit
- Installed a french drain to reduce run off and aid in grass growth at 2740 building
- Completed steps & walk way at end of 2300 building





# Financials

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2023-2024

	P&L	Reserve (85K)
Dues	\$83,513.53	\$82,905.43
PayPal Fees	(\$2,223.79)	
Operation Expenses Utilities, Landscape, Admin	(\$42,378.74)	
Landscape Add-Ons Mulch, Pine Straw, Flowers	(\$16,100.00)	
Special Projects	(\$19,320.00)	
Reserve	(\$8,417.50)	\$8,417.50
Total	\$(4,926.50)	\$91,322.93

General Expenses		June-July
Cobb County Water		-\$3,545.68
GA Power (front sign)		-\$583.48
GA Power (street lights)		-\$4,100.03
PayPal Fees		-\$2,223.79
Landscape (Monthly, Add-On's, Special Projects)		-\$40,480.00
Accounting		-\$350.00
Misc. Expenses xmas supplies, trex samples, stamps, web, corp		-\$1056.34
Property Maintenance (Sprinklers, Mosquito Control, & Lawn Treatment)		-\$18,883.03
Insurance (HOA & DO)		-\$913.00
Northwest Exterminating		-\$2,997.00
TOTAL		-\$75,132.35

# 2023 – 2024 BUDGET



Proposed Budget 2023-2024	
Operation Expenses	\$48,400.00
Landscape Add-Ons	\$17,000.00
Special Projects	\$10,000.00
Reserve	\$8,417.50
TOTAL	\$83,817.50

# Future Projects

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- Evaluate any plants that need replacing
- Freshen up crosswalk paint & parking lines
- Repair damaged curbs in several areas
- Replace some of the larger trees on the property (must have >3" trunks)
  - tree in between 2801 and 2769 on park side
  - 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 if management company not hired
  - Expect a 10-15% increase in operating costs
  - Hold off on any large projects for 2024-2025
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# Board Misc Notes

- Sending out letters for houses to be painted
- Airbnb Inquiries/Rentals
- Updating CCR's / ByLaws
- Current Board Members stepping down