

Categories	2024 Est.	2023	2023 Notes	Δ 2023	2023 Est.	2022	2021	2020	2019	2018	2017	2016	2015	2014
Dues: Collected	\$128,600	\$125,800	Kallin is 2 months behind	-\$1,400	\$127,200	\$127,200	\$127,200	\$127,200	\$106,875	\$89,760	\$89,760	\$94,023	\$90,420	\$86,991
Parking	\$9,000	\$7,275	increased \$/spot	\$3,975	\$3,300	\$3,300	\$3,300	\$3,300	\$2,640	\$2,233	\$2,425	\$1,800	\$2,572	w/dues
Laundry	\$2,500	\$2,270		-\$370	\$2,500	\$2,640	\$2,500	\$1,871	\$1,319	\$1,200	w/ Parking	w/ Parking	w/ Parking	w/dues
Other	\$1,500	\$1,323	dividends	\$1,317	\$0	\$6	\$0	\$4,745	\$298	\$1,225				\$46
Dues: Prepaid and Loan	\$0	\$0		\$0	\$0	\$0	\$0	\$0	-\$6,000	\$14,085		\$1,700		
Assessment/ Disbursement	\$0	\$0	Will NOT disburse in 2024	\$0	\$0	\$0	\$0			\$70,000			\$30,000	
<b>Total Revenues</b>	<b>\$141,600</b>	<b>\$136,668</b>		<b>\$3,522</b>	<b>\$133,000</b>	<b>\$133,146</b>	<b>\$133,000</b>	<b>\$137,116</b>	<b>\$105,132</b>	<b>\$178,503</b>	<b>\$92,185</b>	<b>\$97,523</b>	<b>\$122,992</b>	<b>\$87,037</b>
Maintenance & Repairs	\$4,000	\$4,393		-\$2,254	\$9,000	\$6,647	\$3,146	\$4,570	\$7,278	\$1,500	\$1,191	\$4,841	\$4,296	\$4,201
Garden: w/ tree removal & trim	\$26,000	\$24,330	tree trimming. 2024 includes \$9k	\$7,798	\$22,000	\$16,532	\$29,387	\$14,927	\$15,076	\$16,426	\$19,003	\$20,688	\$16,505	\$19,882
Pool: Permit, Main. & Repairs	\$5,000	\$5,117		-\$233	\$6,000	\$5,350	\$6,375	\$3,286	\$4,104	\$3,944	\$3,002	\$6,509	\$3,450	\$2,780
Insurance	\$3,500	\$2,974		\$626	\$2,500	\$2,348	\$8,832	\$7,766	\$7,040	\$6,833	\$6,874	\$6,882	\$6,484	\$7,041
Management Fees	\$3,000	\$3,000		\$0	\$3,000	\$3,000	\$4,136	\$3,998	\$0	\$0	\$0	\$0	\$0	\$0
Management Salary	\$8,000	\$7,420		\$260	\$7,500	\$7,160	\$6,680	\$9,838	\$19,634	\$20,880	\$18,887	\$18,573	\$18,083	\$18,091
Rental for Management	\$9,600	\$9,000		\$600	\$9,000	\$8,400	\$8,225	\$10,797	\$16,140	\$16,500	\$16,500	\$14,000	\$13,500	\$13,500
Taxes and Payroll Service	\$3,500	\$2,977	income taxes to be paid 2024	\$339	\$2,800	\$2,638	\$3,436	\$3,967	\$6,878	\$3,386	\$5,545	\$5,412	\$7,583	\$6,418
Electricity	\$7,000	\$7,191	40% increase in 2 yrs	\$613	\$7,000	\$6,578	\$5,218	\$6,876	\$4,054	\$4,206	\$4,814	\$4,094	\$5,660	\$4,377
Telephone (Manager, Intercom)	\$1,100	\$1,091		\$406	\$1,000	\$685	\$919	\$1,632	\$1,894	\$1,633	\$1,594	\$1,542	\$1,491	\$2,039
Pest Control	\$1,500	\$1,528		\$280	\$1,500	\$1,248	\$1,320	\$864	\$1,602	\$1,164	\$1,126	\$1,008	\$1,008	\$1,092
Water, Gas, Sewer	\$5,000	\$3,989		\$71	\$5,500	\$3,917	\$5,070	\$4,969	\$4,097	\$3,641	\$3,047	\$3,971	\$3,615	\$3,622
Trash	\$12,000	\$12,762		\$2,294	\$12,500	\$10,468	\$9,182	\$7,959	\$8,223	\$8,167	\$9,020	\$6,236	\$6,224	\$5,829
Fees	\$0	-\$15		-\$39	\$25	\$24	\$196	\$277						
Misc (w/ supplies & Apart Assoc.)	\$1,500	\$251	added \$1k CC&R attorney review	-\$306	\$500	\$557	\$103	\$510	\$829	\$517	\$806	\$1,474	\$2,427	\$1,443
Acc./Audit/City /Fire Sys./Security	\$1,000	\$2,659	Fire System, & Inspection Fee	\$1,763	\$1,000	\$895	\$606	\$449	\$2,319	\$1,754	\$190	\$499	\$369	\$548
<b>General Expenses Total</b>	<b>\$91,700</b>	<b>\$88,666</b>		<b>\$12,218</b>	<b>\$90,825</b>	<b>\$76,449</b>	<b>\$92,832</b>	<b>\$82,685</b>	<b>\$99,168</b>	<b>\$90,551</b>	<b>\$91,599</b>	<b>\$95,729</b>	<b>\$90,695</b>	<b>\$90,863</b>
<b>Major Projects</b>	<b>\$43,000</b>	<b>\$42,671</b>		<b>-\$21,518</b>	<b>\$20,000</b>	<b>\$64,189</b>	<b>\$8,243</b>	<b>\$25,062</b>	<b>\$13,046</b>	<b>\$87,981</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,000</b>	<b>\$0</b>
<b>Total Expenses</b>	<b>\$134,700</b>	<b>\$131,337</b>		<b>-\$9,300</b>	<b>\$110,825</b>	<b>\$140,638</b>	<b>\$101,074</b>	<b>\$107,747</b>	<b>\$112,214</b>	<b>\$178,532</b>	<b>\$91,599</b>	<b>\$95,729</b>	<b>\$128,695</b>	<b>\$90,863</b>
<b>Annual Total</b>	<b>\$6,900</b>	<b>\$5,330</b>		<b>\$12,822</b>	<b>\$22,175</b>	<b>-\$7,492</b>	<b>\$31,926</b>	<b>\$29,369</b>	<b>-\$7,082</b>	<b>-\$29</b>	<b>\$586</b>	<b>\$1,794</b>	<b>-\$5,703</b>	<b>-\$3,826</b>

Pabst Kinney HOA Account		\$10,447				\$5,537	\$10,777	\$10,332						
F&M Checking & Savings		\$6,445				\$7,000	\$2,710	\$2,730						
Fidelity /for Projects		\$44,822				\$43,848	\$50,390	\$18,883						
<b>Total</b>		<b>\$61,715</b>				<b>\$56,385</b>	<b>\$63,877</b>	<b>\$31,944</b>						
Est. Revenues	\$141,600				\$133,000									
Est. Expenses No Projects	\$91,700				\$90,825									
<b>Avail. Funds for Proj. w/ Savings</b>	<b>\$94,722</b>				<b>\$86,023</b>									

**Major Projects:**

Safety: Shave Concrete, mailboxes	\$14,000	\$29,242	Belmont Roof & Chimneys - w/ reimburs			\$7,500								
Clubhouse & bathroom flooring	\$3,000	\$5,500	Lighting			\$10,000	\$55,000							
Pool Deck	\$7,500	\$7,929	Pool house floor, Bathroom & Furniture			\$10,000	\$1,250							
Pool & BBQ: Umbrella, chairs & tables	\$2,500													
Landscaping: flower, bald areas, fountain	\$16,000					\$439								

Dues	\$/Month	\$/Month		\$/Month	\$/Month
3 Unit	\$700	\$700	4	\$700	\$700
4 Unit	\$780	\$780	10	\$780	\$780

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Apartment Number	Owner	Type	Sq Ft.	2023 Rent	2023 \$/Sq Ft.	2024 Update	%	Planned 2024 Rent	2024 \$/Sq Ft.	Move In
Arbor1	Tamara & Larry	2 Bed 2 bath	1,400	\$2,250	\$1.61		0.0%	\$2,250	\$1.61	Mar-20
Arbor2	Tamara & Larry	1 Bed	672	\$1,210	\$1.80		0.0%	\$1,210	\$1.80	Jul-99
Arbor3	Tamara & Larry	1 Bed	672	\$1,450	\$2.16		0.0%	\$1,450	\$2.16	May-19
Arbor4	Tamara & Larry	1 Bed	861	\$1,875	\$2.18		0.0%	\$1,875	\$2.18	May-21
Belmont1	Guyton & Amy	2 Bed 2 bath	1,036	\$1,995	\$1.93		0.0%	\$1,995	\$1.93	Feb-20
Belmont2	Guyton & Amy	1 Bed	718	\$1,350	\$1.88		0.0%	\$1,350	\$1.88	Mar-15
Belmont3	Guyton & Amy	2 Bed 2 bath	1,036	\$1,850	\$1.79		0.0%	\$1,850	\$1.79	Nov-11
Belmont4	Guyton & Amy	3 Bed 2 bath	1,575	\$2,300	\$1.46		0.0%	\$2,300	\$1.46	Mar-09
Coronado1	Mary Anne - Jim	2 Bed 2 bath	1,400	\$2,150	\$1.54		0.0%	\$2,150	\$1.54	Sep-13
Coronado2	Mary Anne - Jim	1 Bed	672	\$1,795	\$2.67		0.0%	\$1,795	\$2.67	May-23
Coronado3	Mary Anne - Jim	1 Bed	672	\$1,220	\$1.82		0.0%	\$1,220	\$1.82	Feb-06
Coronado4	Mary Anne - Jim	1 Bed	861	\$1,875	\$2.18		0.0%	\$1,875	\$2.18	Dec-20
Del Amo1	Shawn	2 Bed 2 bath	1,380	\$1,550	\$1.12		0.0%	\$1,550	\$1.12	2017 rates
Del Amo2	Shawn	2 Bed 2 bath	1,380	\$1,900	\$1.38		0.0%	\$1,900	\$1.38	2017 rates
Del Amo3	Shawn	2 Bed 2 bath	1,380	\$1,750	\$1.27		0.0%	\$1,750	\$1.27	2017 rates
Del Amo4	Shawn	2 Bed 2 bath	1,380	\$1,850	\$1.34		0.0%	\$1,850	\$1.34	2017 rates
El Dorado1	Laurel & Tom	2 Bed 2 bath	1,380	\$2,100	\$1.52		0.0%	\$2,100	\$1.52	Aug-15
El Dorado2	Laurel & Tom	2 Bed 2 bath	1,000	\$2,100	\$2.10		0.0%	\$2,100	\$2.10	Aug-21
El Dorado3	Laurel & Tom	2 Bed 1 bath	960	\$1,650	\$1.72		0.0%	\$1,650	\$1.72	Feb-14
El Dorado4	Laurel & Tom	2 Bed 1 bath	900	\$1,675	\$1.86		0.0%	\$1,675	\$1.86	Apr-19
Fairbrook1	Charley & Margare	2 Bed 2 bath	1,226	\$1,860	\$1.52		0.0%	\$1,860	\$1.52	Feb-06
Fairbrook2	Charley & Margare	1 Bed	784	\$1,360	\$1.73		0.0%	\$1,360	\$1.73	Feb-17
Fairbrook3	Charley & Margare	3 Bed 2 bath	1,654	\$2,950	\$1.78		0.0%	\$2,950	\$1.78	Sep-22
Glendora1	Charley & Margare	2 bed 2 bath	1,507	\$2,300	\$1.53		0.0%	\$2,300	\$1.53	Oct-20
Glendora2	Charley & Margare	2 Bed 2 bath	992	\$1,750	\$1.76		0.0%	\$1,750	\$1.76	Nov-19
Glendora3	Charley & Margare	2 Bed 1 bath	960	\$1,590	\$1.66		0.0%	\$1,590	\$1.66	Jan-11
Glendora4	Charley & Margare	2 Bed 1 bath	896	\$1,750	\$1.95		0.0%	\$1,750	\$1.95	Aug-20
Hermosa1	Don & Joy	2 Bed 2 bath	1,400	\$2,300	\$1.64		0.0%	\$2,300	\$1.64	May-21
Hermosa2	Don & Joy	1 Bed	672	\$1,130	\$1.68		0.0%	\$1,130	\$1.68	Oct-07
Hermosa3	Don & Joy	1 Bed	861	\$1,410	\$1.64		0.0%	\$1,410	\$1.64	live in
Hermosa4	Don & Joy	1 Bed	672	\$1,300	\$1.93		0.0%	\$1,300	\$1.93	Nov-19
Jefferson1	Jennifer	2 Bed 2 bath	1,400	\$2,200	\$1.57		0.0%	\$2,200	\$1.57	Apr-20
Jefferson2	Jennifer	1 Bed	672	\$1,400	\$2.08		0.0%	\$1,400	\$2.08	Feb-17
Jefferson3	Jennifer	1 Bed	861	\$1,265	\$1.47		0.0%	\$1,265	\$1.47	Jan-92
Jefferson4	Jennifer	1 Bed	672	\$1,194	\$1.78		0.0%	\$1,194	\$1.78	May-05
Kallin1	Micky- Trustee	2 Bed 2 bath	1,036	\$1,850	\$1.79		0.0%	\$1,850	\$1.79	2017 rates
Kallin2	Micky- Trustee	1 Bed	784	\$1,300	\$1.66		0.0%	\$1,300	\$1.66	2017 rates
Kallin3	Micky- Trustee	3 Bed 2 bath	1,654	\$2,500	\$1.51		0.0%	\$2,500	\$1.51	2017 rates
Loma1	Tamara	2 bed 2 bath	1,380	\$2,225	\$1.61		0.0%	\$2,225	\$1.61	Oct-19
Loma2	Tamara	2 bed 2 bath	1,380	\$1,970	\$1.43		0.0%	\$1,970	\$1.43	Aug-21
Loma3	Tamara	2 bed 2 bath	1,380	\$2,250	\$1.63		0.0%	\$2,250	\$1.63	Jul-18
Loma4	Tamara	2 bed 2 bath	1,380	\$1,970	\$1.43		0.0%	\$1,970	\$1.43	Jun-04
Mira Mar1	Amy & Guyton	2 Bed 2 Bath	1,036	\$1,845	\$1.78		0.0%	\$1,845	\$1.78	Jun-14
Mira Mar2	Amy & Guyton	1 Bed	784	\$1,345	\$1.72		0.0%	\$1,345	\$1.72	Aug-16
Mira Mar3	Amy & Guyton	3 Bed 2 bath	1,684	\$2,950	\$1.75	\$0	0.0%	\$2,950	\$1.75	Jan-24
Naples1	Shawn	2 bed 2 bath	1,509	\$1,800	\$1.19		0.0%	\$1,800	\$1.19	2017 rates
Naples2	Shawn	2 Bed 2 bath	992	\$1,700	\$1.71		0.0%	\$1,700	\$1.71	2017 rates
Naples3	Shawn	2 Bed 1 bath	960	\$1,250	\$1.30		0.0%	\$1,250	\$1.30	2017 rates
Naples4	Shawn	2 Bed 1 bath	896	\$1,150	\$1.28		0.0%	\$1,150	\$1.28	2017 rates
Park1	Ronni	2 Bed 2 bath	1,036	\$1,830	\$1.77		0.0%	\$1,830	\$1.77	Dec-13
Park2	Ronni	1 Bed	784	\$1,795	\$2.29		0.0%	\$1,795	\$2.29	Aug-22
Park3	Ronni	3 Bed 2 bath	1,684	\$1,775	\$1.05		0.0%	\$1,775	\$1.05	Jun-98

Building Average	Owner	Sq Ft.	2023 Rent /Month	2023 \$/Sq Ft.	2024 Rent /Month	2024 \$/Sq Ft.	2024 Rent / Yr	Increase
Arbor	Tamara & Larry	3,605	\$6,784	\$1.88	\$6,784	\$1.88	\$81,413	0%
Belmont	Guyton & Amy	4,365	\$7,495	\$1.72	\$7,495	\$1.72	\$89,940	0%
Coronado	Mary Anne - Jim	3,605	\$7,040	\$1.95	\$7,040	\$1.95	\$84,480	0%
Del Amo	Shawn	5,520	\$7,050	\$1.28	\$7,050	\$1.28	\$84,600	0%
El Dorado	Laurel & Tom	4,240	\$7,525	\$1.77	\$7,525	\$1.77	\$90,300	0%
Fairbrook	Charley & Margare	3,664	\$6,170	\$1.68	\$6,170	\$1.68	\$74,040	0%
Glendora	Charley & Margare	4,355	\$7,390	\$1.70	\$7,390	\$1.70	\$88,680	0%
Hermosa	Don & Joy	3,605	\$6,140	\$1.70	\$6,140	\$1.70	\$73,680	0%
Jefferson	Jennifer	3,605	\$6,059	\$1.68	\$6,059	\$1.68	\$72,708	0%
Kallin	Micky- Trustee	3,474	\$5,650	\$1.63	\$5,650	\$1.63	\$67,800	0%
Loma	Tamara	5,520	\$8,415	\$1.52	\$8,415	\$1.52	\$100,980	0%
Mira Mar	Amy & Guyton	3,504	\$6,140	\$1.75	\$6,140	\$1.75	\$73,680	0%
Naples	Shawn	4,357	\$5,900	\$1.35	\$5,900	\$1.35	\$70,800	0%
Park	Ronni	3,504	\$5,400	\$1.54	\$5,400	\$1.54	\$64,800	0%

**Total**

Unit	Rents	sq ft	\$/sq ft
52	\$93,158	56,923	\$1.64
Annual	\$1,117,901		

Proposed Dues	2022	2023	2024 Planned	2023
Unit	Units	\$/Month	\$/Month	\$/Month/Unit
3 Unit	4	\$700	\$700	\$233
4 Unit	10	\$780	\$780	\$195
Annual Pro Rated	14	\$127,200	\$127,200	\$127,200

new dues start March 1

**Keegan's Thoughts on Market Rates for 2024**

	1 Bed	2 Bed 2 bath	3 Bed 2 bath
Non Fixed Up	\$1695-\$1795	\$1995-\$2195	\$2495-\$2695
Fixed Up	\$1895-\$1995	\$2295-\$2495	\$2795-\$2895+

maybe more w/ sq ft above 1200