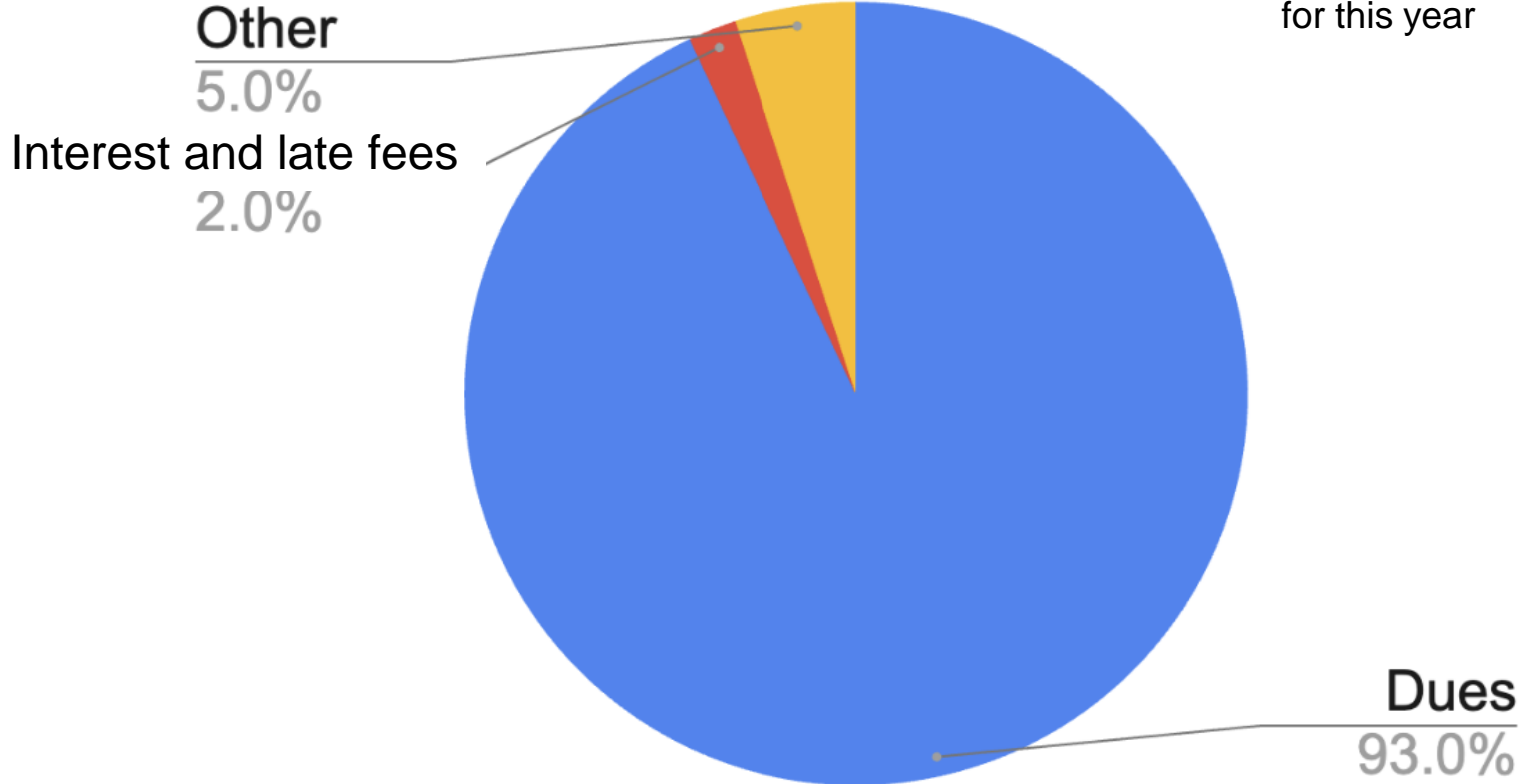




# Dues Task Force Report

# Income

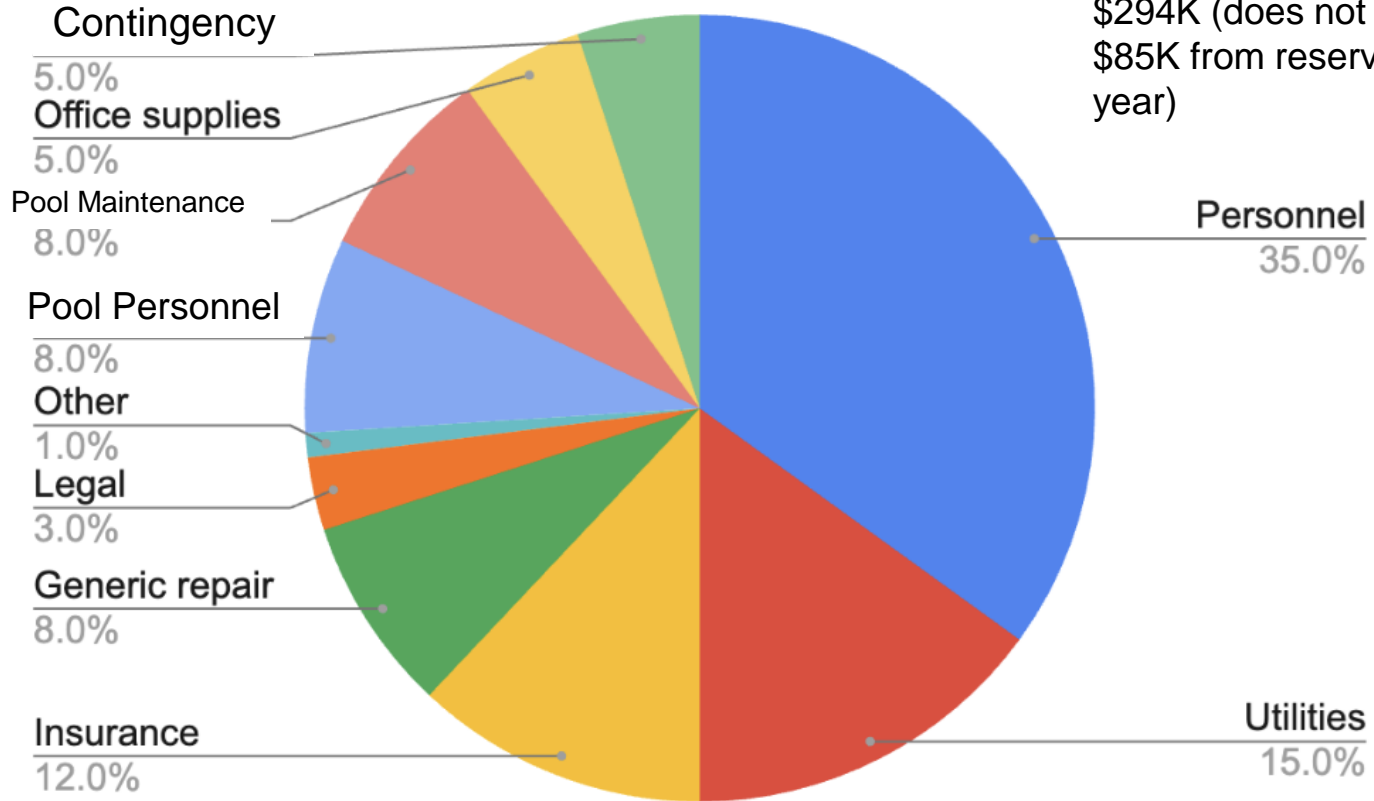
Total = \$294K; Does not include the \$85K from reserves for this year



Other: diaper sales, pool fees, transfer fees...

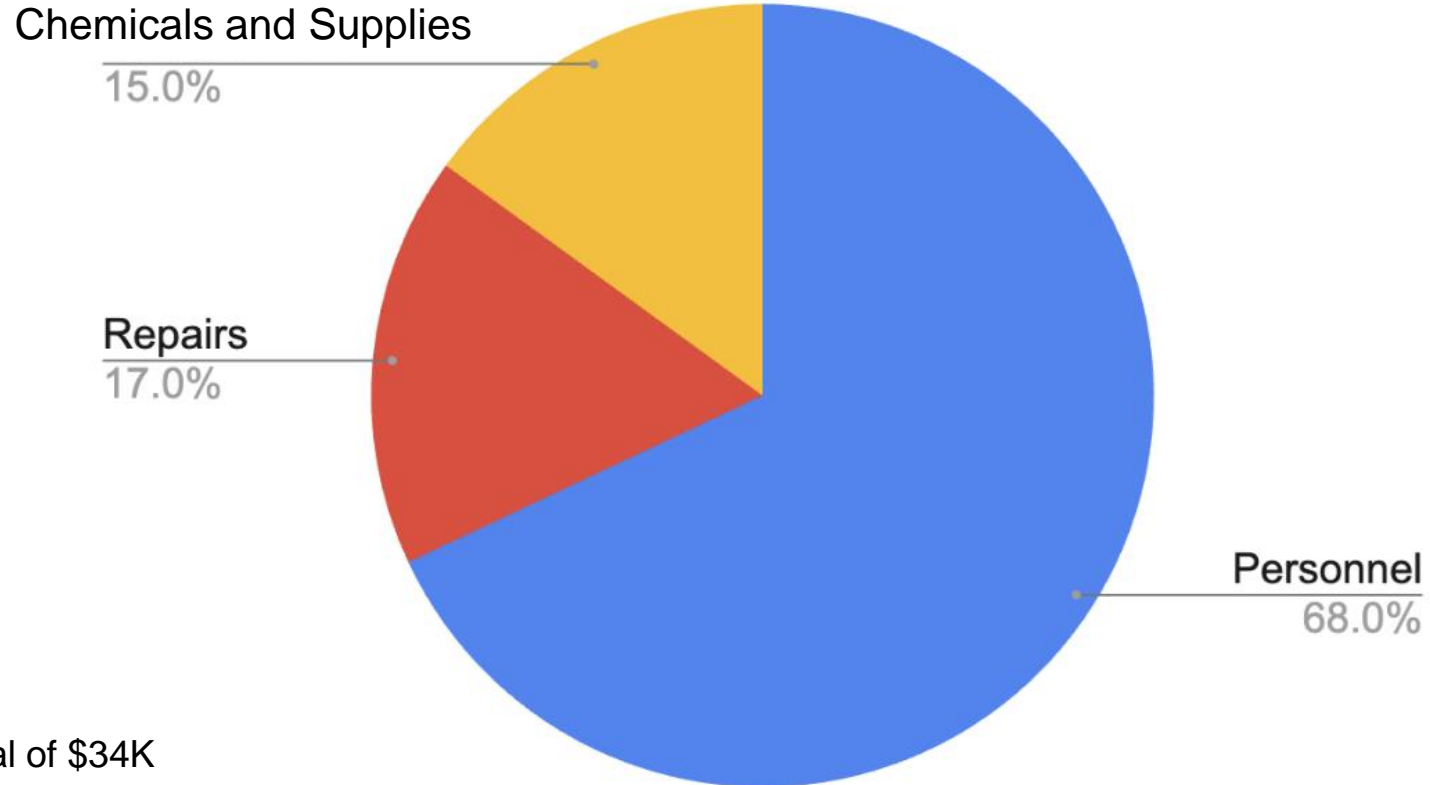
# Expenses

Basic Operating Budget -  
\$294K (does not include the  
\$85K from reserves for this  
year)



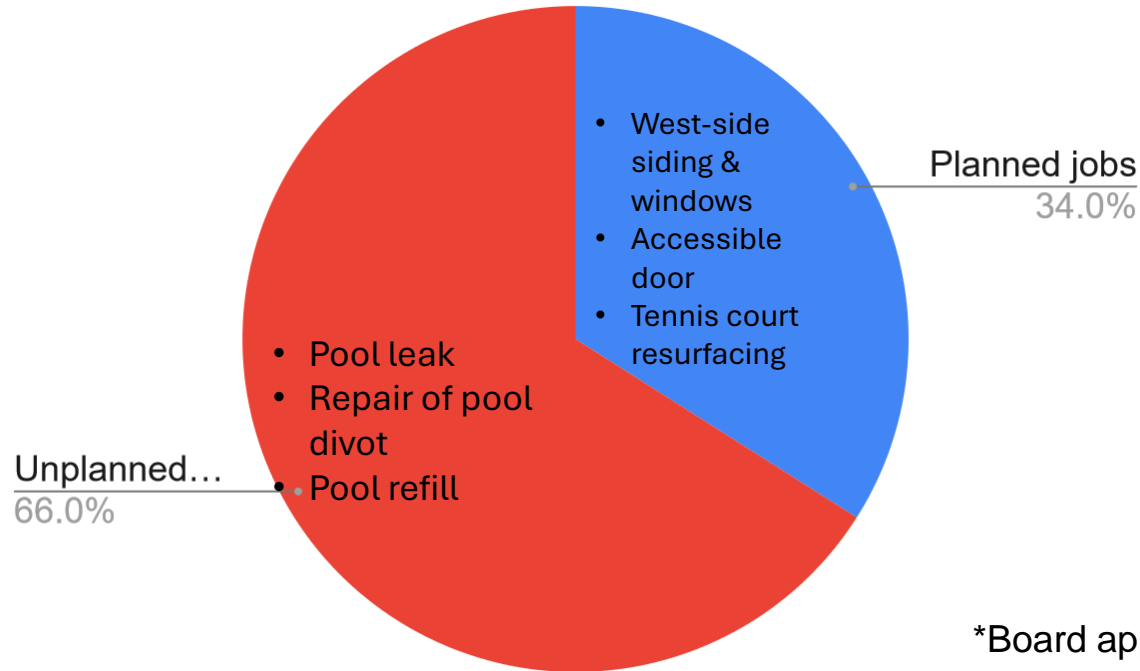
Other: committee expenses, doggie stations, etc.

# Pool Expenses\*



\* Total of \$34K

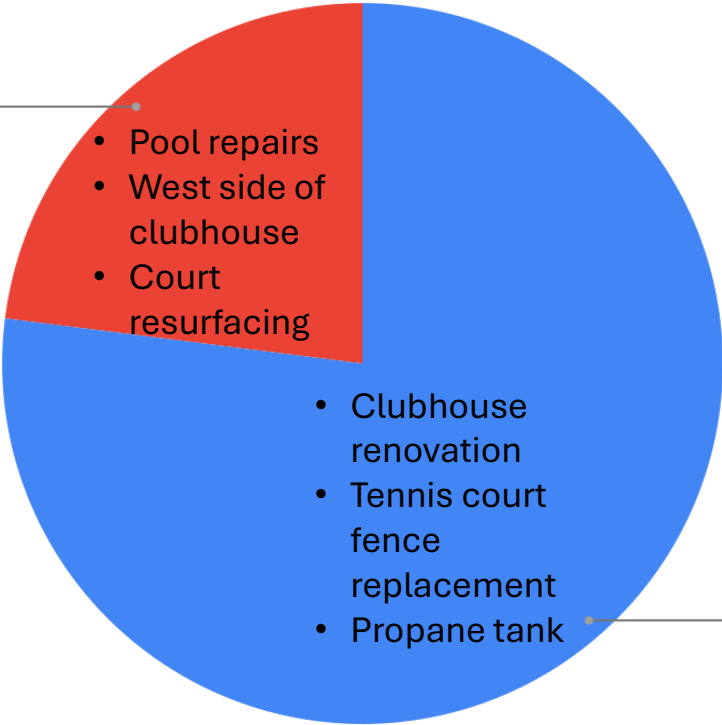
# Current Planned and Unplanned Maintenance in 2024 (\$119K est.\*)



\*Board approved using \$85K from reserves to meet planned maintenance

# Current Planned and Unplanned Maintenance and Tabled Items in 2024 (\$510K **est.**)

Planned and unplanned jobs  
23.0%



Tabled jobs  
77.0%

# Bayshore's Reserves (Savings)

\$426K\*

\*After planned \$85K taken for this year's budget

# Bayshore's Future Financial Status

- Based on projections (0-7%) of current budget, Bayshore may have an average of \$2,537 in discretionary funds for each of the next fiscal eight years (approx. \$20K across eight years)
  - **Along with our current reserves, this estimate does not meet the required funds needed for planned maintenance jobs (much less unplanned jobs and tabled items)**
    - **Reminder: this year, unplanned costs are estimated to be \$78K**
- Bayshore's 30-year maintenance plan for property, facilities, and equipment for the next eight years combined is estimated at \$500,000

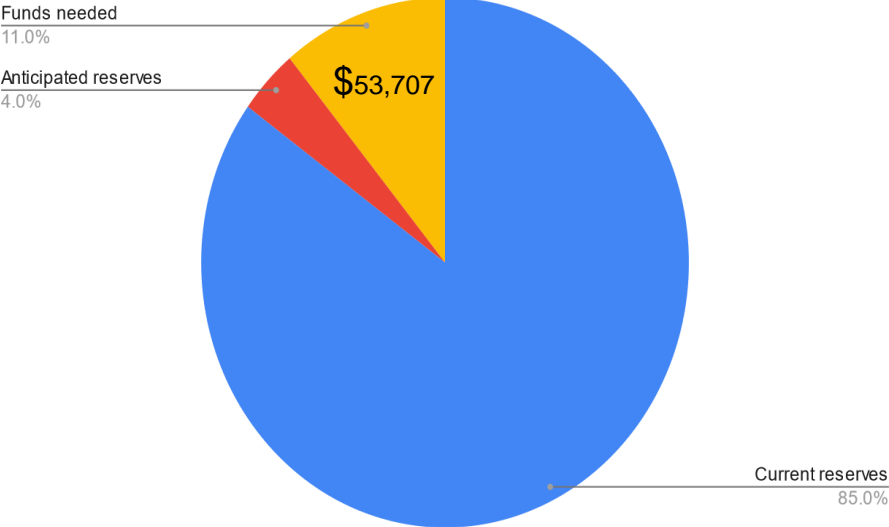


# Where Does Bayshore Get The Needed Funds For The Next 8 Years?

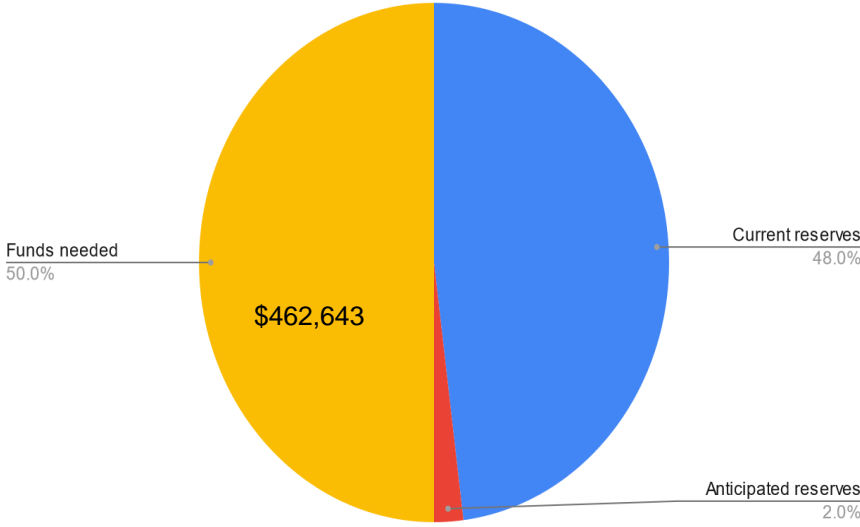
3 Hypothetical Options

# Where Does Bayshore Get The Needed Funds For The Next 8 Years?

Option #1: Use ALL our current reserves (savings)



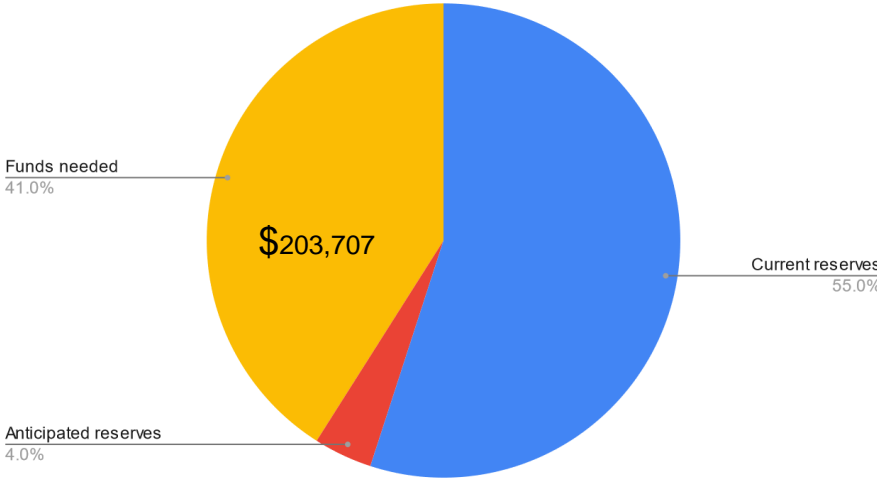
30-year plan only: \$500K **est.**



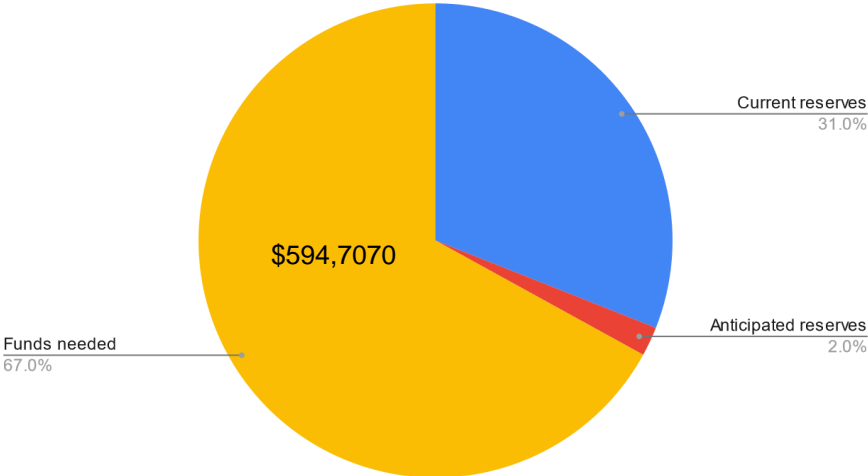
Including tabled items: \$891K **est.**

# Where Does Bayshore Get The Needed Funds For The Next 8 Years?

Option 2: Use all but \$150K our current reserves



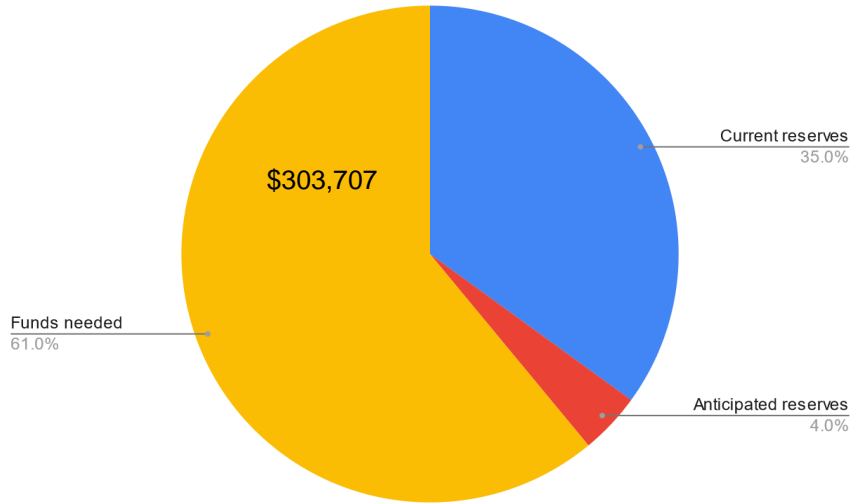
30-year plan only: \$500K **est.**



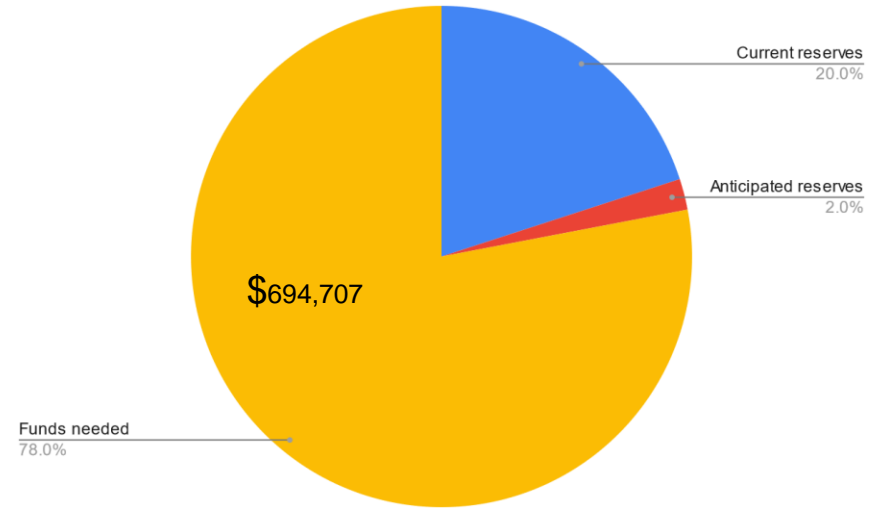
Including tabled items: \$891K **est.**

# Where Does Bayshore Get The Needed Funds For The Next 8 Years?

Option 3: Use all but \$250K of our current reserves



30-year plan only: \$500K **est.**



Including tabled items: \$891K **est.**

## The Three Options Do Not Account for Unplanned Expenses

- With any of those three options, additional funds are needed to maintain Bayshore's amenities across the next 8 years, anywhere from \$54K to \$700K
- Living in an HOA has many positive aspects

# Positive Aspects of Bayshore (an HOA)

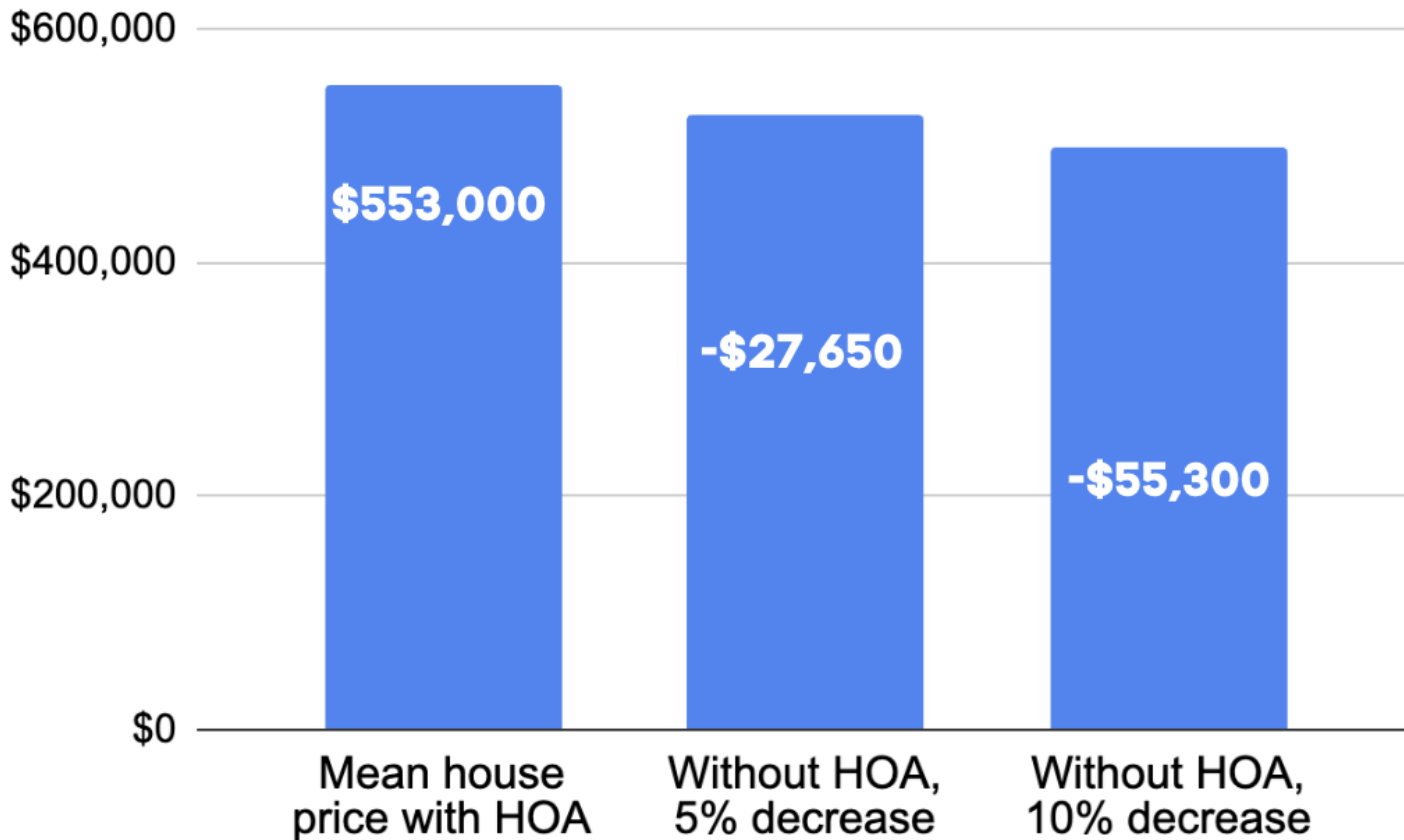
- Members have access to:
  - Pool
  - Rec room
  - Clubhouse facilities, including free classes and use for members' events
  - Social events
  - Tennis court
  - Playground
  - Two other “natural” parks
  - Backyard patio
  - Many beach accesses
  - Planning committee to monitor C&R rules (house conformity, trees, etc.)
- Members benefit from the many volunteers who help maintain and improve Bayshore's amenities and facilities
- Members also benefit financially from living in an HOA

# Benefits of Living in an HOA



**Homes sold in  
an HOA  
community sell  
for an average  
of 5-10% more**

# HOA Increases Home Value





# Future of Bayshore

To maintain Bayshore as a viable HOA, some additional financial resources are required

Questions?