HAWTHORNE COMMUNITY ASSOCIATION

Operating & Reserve Assessment Schedule

Fiscal Year January 1, 2024 through December 31, 2024

Adopted Budget 2024

Hawthorne Community Association is comprised of Cobblestone, Emory Oaks, Cobblestone II, Ashmont, Ashmont II, Coach Homes at Hideway Cove and Cheapeake Cove Condominiums

Hawthorne Common: Total Units 463	**2023 Adopted**	**2024 Adopted**	**% Change**	**Operating**	**Reserve**	**Total Annual Revenue**
Assessment per unit - Annual	$ 3,925	$ 4,022	2%	$ 1,522,083	$ 340,000	$ 1,862,083
Assessment per unit - Quarterly	$ 981	$ 1,005	2%			
Cobblestone: Total Units 100						
Neighborhood Assessment - Annual	$ 1,568	$ 1,702	9%	$ 167,158	$ 2,992	$ 170,150
Neighborhood Assessment - Quarterly	$ 392	$ 425	9%			
Common Assessment- Quarterly	$ 981	$ 1,005	2%			
Total Quarterly Assessment	$ 1,373	$ 1,431	4%			
Emory Oaks/Cobblestone 2: Total Units 151						
Neighborhood Assessment - Annual	$ 1,780	$ 1,911	7%	$ 283,922	$ 4,637	$ 288,559
Neighborhood Assessment - Quarterly	$ 445	$ 478	7%			
Common Assessment- Quarterly	$ 981	$ 1,005	2%			
Total Quarterly Assessment	$ 1,426	$ 1,483	4%			
Ashmont: Total Units 50						
Neighborhood Assessment - Annual	$ 1,348	$ 1,243	-8%	$ 60,676	$ 1,460	$ 62,136
Neighborhood Assessment - Quarterly	$ 337	$ 310.68	-8%			
Common Assessment- Quarterly	$ 981	$ 1,005.44	2%			
Total Quarterly Assessment	$ 1,318	$ 1,316	0%			
Ashmont 2: Total Units 6						
Neighborhood Assessment - Annual	$ 2,289	$ 1,837	-20%	$ 10,817	$ 204	$ 11,021
Neighborhood Assessment - Quarterly	$ 573	$ 459	-20%			
Common Assessment- Quarterly	$ 981	$ 1,005	2%			
Total Quarterly Assessment	$ 1,554	$ 1,465	-6%			

Total Revenue From Owners	$ 2,393,948
Estimated Resale Contrib.	$ 37,500
Comcast Rebate	$ 17,400
Total Hawthorne Revenue	$ 2,448,848

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HAWTHORNE COMMUNITY ASSOCIATION

Fiscal Year Budget - 2024 - Adopted

Based on 462 Homes/Units

Hawthorne Community Association is comprised of Cobblestone, Emory Oaks, Cobblestone II, Ashmont, Ashmont II, Coach Homes at Hideway Cove and Cheapeake Cove Condominiums

GL #	Account Name	2023 Adopted Budget	2024 Adopted Budget	Notes
	Income			
6310	Maintenance Income Assessment	$ 1,518,475	$ 1,522,083	This GL pertains to Cobblestone, Emory Oaks, Cobblestone II, Ashmont, Ashmont II, Coach Homes at Hideway Cove and Cheapeake Cove
6310-01	Cobblestone Assessment	$ 153,384	$ 167,158	
6310-02	Emory Oaks / CS2 Assessment	$ 263,378	$ 283,922	
6310-03	Ashmont Assessment	$ 65,677	$ 60,676	
6310-04	Ashmont 2 Assessment	$ 13,500	$ 10,817	
6315	Reserve Income Assessment	$ 309,710	$ 349,292	This GL pertains to Cobblestone, Emory Oaks, Cobblestone II, Ashmont, Ashmont II, Coach Homes at Hideway Cove and Cheapeake Cove Condominiums
6329	Resale Income: Capital Contribution	$ 22,500	$ 37,500	Based on 15 resales at a Capital Contribution amount of $2500 each
	Comcast Rebate	$ -	$ 17,400	
	Total Operating Income	**$ 2,346,624**	**$ 2,448,848**	
	Expense			
7000	**ADMINISTRATIVE EXPENSES**			
7010	Management Fees	$ 42,000	$ 67,672	Current contracted rate for first six months and 3% increase upon contract renewal. Contract is negotiated annually
7011	Administrative Staff	$ 24,600	$ -	Removed as Contract has no onsite hours
7140	Office Expenses	$ 13,000	$ 12,000	Reduced. Based on standard formula for monthly average
7160	Legal Fees	$ 15,000	$ 15,000	Kept at same value based on historical expense
7245	Licenses & Permits	$ 2,000	$ 1,012	Pool Permits (950) Annual Corp. Update (62)
7277	Financial Audit	$ 6,900	$ 7,400	Based on current value
7291	Website Expense	$ 350	$ 1,560	Hosting Fee (45.28 per month), Cambridge Administration ($75 per month)
	Total ADMINISTRATIVE EXPENSES	**$ 103,850**	**$ 104,644**	
7500	**CLUBHOUSE & AMENITIES EXPENSES**			
7501	Exercise Equip Contract and Repairs	$ 1,300	$ 1,300	$228.98 quarterly to Tropic Gym Tech, last rate increase in 2022 and no anticipated increase for 2024. Preventative Maintenance. Kept at same value.

GL #	Account Name	2023 Adopted Budget	2024 Adopted Budget	Notes
7512	Clubhouse Maintenance	$ 4,625	$ 13,075	Over budget due to expense paid to Executive Electronics. Haines (680) Main Clubhouse annual maintenance cost, Haines (380) LS Clubhouse annual maintenance cost. Palm Casual Expenses included, AC repairs included. Increased based on AC Maint Contracts, AC repairs and pool furniture repairs. 2024 - AC Maint. Contracts 1625, Replace the Access for Clubhouse Entry 1200, Floor Cleaning at 1000, window cleaning at 400, pool furniture repairs 5000, pool furniture cleaning $450 x3, Additional for general clubhouse repairs 2500
8140-01	Janitorial Contract	$ 14,700	$ 15,756	Janitorial Contract (1313) per month.
8145-01	Janitorial Supplies	$ 1,500	$ 1,500	Kept at same value based on historical expense
8657-01	Gate/Gatehouse R&M	$ 10,500	$ 10,500	2023 total due to: 11104 in Envera decals, 338x2 AC maint. in guardhouses, 750 guardhouse computer, approx. (5000) in gate repairs. Kept at same budget as the transponders will not need to be purchased in 2024.
8852-01	Pool R&M	$ 26,000	$ 29,500	Kept at same value based on historical expense, upgrading pool equipment enclosures with rock 3500
	Total CLUBHOUSE & AMENITIES EXP	**$ 58,625**	**$ 71,631**	
7800	**INSURANCE EXPENSES**			
7810	Insurance Expense	$ 53,500	$ 86,700	Jan 2024 - July 2024 cost of $41,856.50 plus an estimated increase of 50% at 8/1/24 renewal for remaining 5 months of 2024.
	Total INSURANCE EXPENSES	**$ 53,500**	**$ 86,700**	
85100	**LANDSCAPE EXPENSES**			
8510	Landscape Contract	$ 227,600	$ 249,870	Based on Mainscape Contract Renegotiation
8522	Landscape: Plant Replacement	$ 50,000	$ 30,000	landscape enhancement project
8531	Mulch: Commons	$ 28,200	$ 30,054	Based on 2024 Proposal
8550	Irrigation - R&M	$ 62,900	$ 49,985	Increased 3% over prior year
8560	Palm Tree Pruning	$ 9,800	$ 10,094	Increased 3% over prior year
	Total LANDSCAPE EXPENSES	**$ 378,500**	**$ 370,003**	
85101	**Landscape Expense - Ashmont 2**			
85101-01	AS2 - Landscape Maintenace	$ 8,900	$ 9,606	Based on Mainscape Contract Renegotiation
85101-02	AS2 - Palm Trimming	$ 130	$ 134	Increased 3% over prior year
85101-03	AS2 - Landscape R/R	$ 400	$ 412	Increased 3% over prior year
85101-04	AS2 - Irrigation R&M	$ 1,450	$ 1,200	Increased 3% over prior year
85101-05	AS2 - Mulch	$ 1,300	$ 1,325	Based on 2024 Proposal
85101-06	AS2 - Prior Year (Surplus)/Deficit	$ 1,320	$ (1,860)	Based on 2022 Audit Paid vs Expense
	Total Landscape Expense - Ashmont 2	**$ 13,500**	**$ 10,817**	
85102	**Landscape Expense - Ashmont**			
85102-01	AS - Landscape Maintenance	$ 45,600	$ 49,232	Based on Mainscape Contract Renegotiation
85102-02	AS - Palm Tree Trimming	$ 1,800	$ 1,854	Increased 3% over prior year
85102-03	AS - Landscape R/R	$ 400	$ 412	Increased 3% over prior year

GL #	Account Name	2023 Adopted Budget	2024 Adopted Budget	Notes
85102-04	AS - Irrigation R&M	$ 8,400	$ 6,523	Increased 3% over prior year
85102-05	AS - Mulch	$ 7,600	$ 8,050	Based on 2024 Proposal
85102-06	AS - Prior Year (Surplus)/Deficit	$ 1,877	$ (5,395)	Based on 2022 Audit Paid vs Expense
	Total Landscape Expense - Ashmont	**$ 65,677**	**$ 60,676**	
85103	**Landscape Exp - Emory Oaks/Cobblestone 2**			
85103-01	EM/CS2 - Landscape Maintenance	$ 198,000	$ 218,143	Based on Mainscape Contract Renegotiation
85103-02	EM/CS2 - Palm Tree Trimming	$ 8,600	$ 8,858	Increased 3% over prior year
85103-03	EM/CS2 - Landscape R/R	$ 1,300	$ 1,339	Increased 3% over prior year
85103-04	EM/CS2 - Irrigation R/M	$ 21,500	$ 14,740	Increased 3% over prior year
85103-05	EM/CS2 - Mulch	$ 29,200	$ 30,820	Based on 2024 Proposal
85103-06	EM/CS2 - Prior Year (Surplus)/Deficit	$ 4,778	$ 10,022	Based on 2022 Audit Paid vs Expense
	Total Landscape Exp - Emory Oaks/Cobblestone 2	**$ 263,378**	**$ 283,922**	
85104	**Landscape Expense - Cobblestone**			
85104-01	CS - Landscape Maintenance	$ 112,000	$ 123,281	Based on Mainscape Contract Renegotiation
85104-02	CS - Palm Tree Trimming	$ 7,300	$ 7,519	Increased 3% over prior year
85104-03	CS - Landscape R/R	$ 1,000	$ 1,030	Increased 3% over prior year
85104-04	CS - Irrigation R&M	$ 13,400	$ 9,446	Increased 3% over prior year
85104-05	CS - Mulch	$ 15,300	$ 16,100	Based on 2024 Proposal
85104-06	CS - Prior Year (Surplus)/Deficit	$ 4,384	$ 9,782	Based on 2022 Audit Paid vs Expense
	Total Landscape Expense - Cobblestone	**$ 153,384**	**$ 167,158**	
8600	**GROUND EXPENSES**			
8151	Holiday Decorations	$ 11,000	$ 9,000	Kept at same value based on historical expense
8564	General Grounds Maintenance	$ 45,500	$ 41,825	Projects from Committees - 24325 Eco Green pressure cleaning sidewalks, 2500 additional benches at tennis courts, 5000 for sidewalk repairs, Address signs at clubhouse 500, 9500 for turnaround at Old 41
8658	Facilities Committee Expense	$ 6,000	$ 4,600	Misc. Facility Committee Projects - Reduced by Floor Cleaning and Window Cleaning as budgeted in separate GL
8901	Wall Maintenance	$ 10,000	$ 15,000	Boosted to address more areas of the perimeter wall.
8990	Contingency - Building & Grounds Exp	$ 42,500	$ 20,000	
	Total GROUND EXPENSES	**$ 115,000**	**$ 90,425**	
86100	**COMMUNITY ACCESS EXPENSES**			
7023	Access - Gate Attendant	$ 96,500	$ 96,500	
7024	Gate Access - Monitoring	$ 52,200	$ 52,200	
	Total COMMUNITY ACCESS EXPENSES	**$ 148,700**	**$ 148,700**	
8800	**LAKE & FOUNTAIN EXPENSES**			
8808	Lake Maintenance	$ 36,000	$ 66,020	Johnson's Engineering (400) monthly, Solitude (1935) monthly, Storm drain inspection (6000), Storm drain cleaning (30000), MRI Cleaning of the intake (2000)

GL #	Account Name	2023 Adopted Budget	2024 Adopted Budget	Notes
8809	Wells/Wetland Maintenance	$ 23,000	$ 24,600	Community Enviromental Services (600) monthly, MRI Underwater (400) monthly, Johnsons Engineering (300) month for wells, CES Annual Trim (8000), MRI Dye (1000)
	Total LAKE & FOUNTAIN EXPENSES	**$ 59,000**	**$ 90,620**	
8900	**UTILITIES**			
8910	Electricity	$ 92,000	$ 103,800	Increased allocation due to anticipated increases from FPL
8910-01	Electricity: Clubhouse	$ 18,700	$ 21,300	Increased allocation due to anticipated increases from FPL
8915	Telephone/Internet/Cable	$ 504,800	$ 480,400	Six year contract started in August 2019, Monthly cost (41,267.05). Early negotiations with Comcast are underway and pricing is based on that negotiation
8930	Water/ Sewer	$ 5,800	$ 6,000	Based on monthly average
8931	Exterminator / Subterfuge	$ 2,500	$ 2,760	Home Team Rodent (150) quarterly, perimeter (310) bimonthly, fire ant (150) included for two services
	Total UTILITIES	**$ 623,800**	**$ 614,260**	
9900	**Reserves Funding**			
9910	Pooled Reserve Funding	$ 309,710	$ 349,292	
	Total Reserves Funding	**$ 309,710**	**$ 349,292**	
	Total Operating Expense	$ 2,036,914	$ 2,099,556	
	Total Reserve Expense	$ 309,710	$ 349,292	
	Total Other Income			Application Fee Income, Late Fee Income, Operating Interest, Transponders, Comcast Rebate, Clubhouse Rental Income and Social Income.
	Total Unbudgeted Expenses			
	Total Funds	$ 2,346,624	$ 2,448,848	

Hawthorne Community Association

Reserves Budget For Capital Expenditure And Deferred Maintenance
For Fiscal Period of January 1, 2024 through December 31, 2024
463 Units **Fully Pooled Reserves**

Reserve Schedule Accounts for 2% Inflation

	Current Cost	Useful Life Years	Remain Life	2023 YEAR 1	2024 YEAR 2	2025 YEAR 3	2026 YEAR 4	2027 YEAR 5	2028 YEAR 6
East Entry Gate & Guardhouse									
Pavers (Roadways) - Replace	52,700	40	23						
Metal Fencing (Perimeter) - Replace	47,000	25	8						
Entry/Exit Gates - Replace	24,000	25	8						
Monuments - Refurbish/Replace	95,000	20	9						
Guardhouse Interior - Refurbish	13,000	10	5						
Guardhouse Exterior - Seal/Paint	1,450	7	7	1,450					
Windows & Doors - Replace	19,400	40	23						
Tile Roofing - Replace	16,000	25	8						
Gate Operators - Replace	22,000	15	7						
Barrier Arm Operators - Replace	24,000	15	0	6,992	17,000				
HVAC (Guardhouse) - Replace	4,000	15	9						
Security Cameras - Upgrade/Replace	12,550	10	5						14,133
West Entry Gate & Gatehouse									
Pavers (Roadways) - Replace	52,700	40	23						
Site Fencing (Metal) - Replace	41,900	25	8						
Entry/Exit Gates - Replace	29,900	25	8						
Sign/Monument - Refurbish/Replace	60,000	20	9						
Guardhouse Exterior - Seal/Paint	1,450	7	7	1,450					
Windows & Doors - Replace	19,550	40	23						
Tile Roofing - Replace	14,450	25	8						
Gate Operators - Replace	22,000	15	9	7,884					
Barrier Arm Operators - Replace	24,000	15	0		24,970				
HVAC (Guardhouse) - Replace	4,000	15	4					4,416	
Security Cameras - Upgrade/Replace	10,000	10	5						11,262
Site and Grounds									
Concrete Curbs & Gutters - Repair	225,000	20	6						
Site Drainage System - Repair	75,000	10	6						
Asphalt (Parking Lots) - Seal/Repair	25,000	4	4	18,600				27,602	
Asphalt (Parking Lots) - Resurface	35,000	15	13						
Asphalt (Roadways) - Resurface	681,750	20	9						
Doverstone/Wishingstone - Resurface	126,250	20	15						
Chain Link Fence (Perim.) - Replace	116,500	25	12						
Perimeter Walls - Repair/Paint	30,100	7	7	19,776	10,000				
Retention Ponds - Refurb. Allowance	75,000	1	0	76,750	125,000	75,000			
Directional/Street Signs - Replace	43,900	20	1			46,587			

Hawthorne Community Association

Reserves Budget For Capital Expenditure And Deferred Maintenance
For Fiscal Period of January 1, 2024 through December 31, 2024
463 Units **Fully Pooled Reserves**

Reserve Schedule Accounts for 2% Inflation

	Current Cost	Useful Life Years	Remain Life	2023 YEAR 1	2024 YEAR 2	2025 YEAR 3	2026 YEAR 4	2027 YEAR 5	2028 YEAR 6
Hardwood Trees - Bi-Annual Trimming	17,500	2	2	20,005		18,571		19,321	
Pond Aeration Systems	50,000	10	7	34,570	25,000				
Pond Fountain - Replace	12,000	10	2			12,734			13,514
Recharge Wells - Refurbish/Maintain	20,000	7	7	82,907					
Irrigation									
HVAC (Pump House) - Replace	5,750	10	8						
Irrigation Pump Station - Replace	120,000	20	3	51,152			129,892		
Controller/Decoders (2019) -Replace	50,000	10	5						
Controller/Decoders (2020) -Replace	82,000	10	6						
Controller/Decoders (2021) -Replace	82,000	10	7						
East Main Clubhouse									
Clubhouse Exterior - Seal/Paint	6,150	7	7	6,273					
Hurricane Shutters - Replace	27,350	40	38						
Windows & Doors - Replace	65,500	40	23						
Tile Roofing - Replace	65,250	25	8						
HVAC (North Clubhouse) - Replace	21,000	15	10						
Fitness Room - Remodel	20,100	15	5						22,636
Fitness Eqpmt (Cardio) -Replace	27,600	10	8						
Fitness Eqpmt (Strength) - Replace	18,500	15	0		19,247				
Clubhouse - Remodel Allowance	62,500	20	11		21,800				
Bathrooms - Remodel	13,500	20	7						
Swimming Pool (East)									
Pool Deck Furniture - Replace	30,400	8	3				32,906		
Amenity/Pool Deck- Resurface	49,700	30	13						
Pool Fence - Replace	33,000	15	15	39,578					
Swimming Pool - Resurface	37,100	12	7						
Spa/Jacuzzi - Resurface	6,250	10	5						7,039
Pool/Spa Heaters - Replace	21,000	8	0		21,848				
Pool Enclosure/Eqmt - Replace	3,900	5	0		4,058				
Tennis Courts (East)									
Shade/Canopy Frame - Replace	6,400	30	13						
Tennis Courts - Re-coat/Resurface	26,000	5	0		26,000				
Tennis Courts - Rebuild/Reconstruct	50,000	30	13						
Tennis Court Fencing - Replace	33,450	20	3				36,207		

Hawthorne Community Association

Reserves Budget For Capital Expenditure And Deferred Maintenance
For Fiscal Period of January 1, 2024 through December 31, 2024
463 Units **Fully Pooled Reserves**

Reserve Schedule Accounts for 2% Inflation

	Current Cost	Useful Life Years	Remain Life	2023 YEAR 1	2024 YEAR 2	2025 YEAR 3	2026 YEAR 4	2027 YEAR 5	2028 YEAR 6
Tennis Court Lighting - Replace	43,450	20	3				47,032		
West Clubhouse									
Clubhouse Exterior - Seal/Paint	5,000	7	7	5,100					
Hurricane Shutters - Replace	17,750	40	38						
Windows & Doors - Replace	51,000	40	23						
Tile Roofing - Replace	39,150	25	8						
HVAC (South Clubhouse) - Replace	9,000	12	8						
Fitness Room - Remodel	7,000	15	8						
Fitness Eqpmt (Cardio) -Replace	16,550	10	8						
Fitness Eqpmt (Strength) - Replace	11,500	15	0		11,965				
Clubhouse - Remodel Allowance	30,000	20	13						
Bathrooms - Remodel	15,500	20	5						17,456
Swimming Pool (West)									
Pool Deck Furniture - Replace	22,500	8	3				24,355		
Pool Deck - Resurface	29,800	30	13						
Pool Fence - Replace	27,100	20	18	27,052					
Swimming Pool - Resurface	25,300	12	8						
Spa/Jacuzzi - Resurface	6,250	10	6						
Pool/Spa Heaters - Replace	21,000	8	0	5,480	21,848				
Pool Enclosure/Eqpmt - Replace	3,900	5	0	2,200					
Totals	3,490,200			407,219	328,736	152,893	270,392	51,340	86,039

Beginning Fund Balance	219,069	110,850	122,114	316,021	399,366	708,836
Reserve Expenditures	(407,219)	(328,736)	(152,893)	(270,392)	(51,340)	(86,039)
Annual Reserve Requirement	299,000	340,000	346,800	353,736	360,811	368,027
Special Assessment						
Interest Earned (Actual)						
Ending Fund Balance	110,850	122,114	316,021	399,366	708,836	990,825

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

	2029 YEAR 7	2030 YEAR 8	2031 YEAR 9	2032 YEAR 10	2033 YEAR 11	2034 YEAR 12	2035 YEAR 13	2036 YEAR 14
East Entry Gate & Guardhouse								
Pavers (Roadways) - Replace								
Metal Fencing (Perimeter) - Replace			56,169					
Entry/Exit Gates - Replace			28,682					
Monuments - Refurbish/Replace				115,804				
Guardhouse Interior - Refurbish	14,933							
Guardhouse Exterior - Seal/Paint		1,699						
Windows & Doors - Replace			23,185					
Tile Roofing - Replace								
Gate Operators - Replace		18,747						
Barrier Arm Operators - Replace								
HVAC (Guardhouse) - Replace				4,876				
Security Cameras - Upgrade/Replace								
West Entry Gate & Gatehouse								
Pavers (Roadways) - Replace								
Site Fencing (Metal) - Replace			50,074					
Entry/Exit Gates - Replace			35,733					
Sign/Monument - Refurbish/Replace				73,140				
Guardhouse Exterior - Seal/Paint		1,699						
Windows & Doors - Replace								
Tile Roofing - Replace			17,269					
Gate Operators - Replace				26,818				
Barrier Arm Operators - Replace								
HVAC (Guardhouse) - Replace								
Security Cameras - Upgrade/Replace								
Site and Grounds								
Concrete Curbs & Gutters - Repair	258,454							
Site Drainage System - Repair	86,151							
Asphalt (Parking Lots) - Seal/Repair			29,877				32,340	
Asphalt (Parking Lots) - Resurface								46,182
Asphalt (Roadways) - Resurface				831,049				
Doverstone/Wishingstone - Resurface								
Chain Link Fence (Perim.) - Replace							150,705	
Perimeter Walls - Repair/Paint		35,267						
Retention Ponds - Refurb. Allowance								
Directional/Street Signs - Replace								

	2029 YEAR 7	2030 YEAR 8	2031 YEAR 9	2032 YEAR 10	2033 YEAR 11	2034 YEAR 12	2035 YEAR 13	2036 YEAR 14
Hardwood Trees - Bi-Annual Trimming	20,102		20,914		21,759		22,638	
Pond Aeration Systems		58,583						
Pond Fountain - Replace			14,341			15,219		
Recharge Wells - Refurbish/Maintain		23,433						
Irrigation								
HVAC (Pump House) - Replace			6,872					
Irrigation Pump Station - Replace								
Controller/Decoders (2019) -Replace	57,434							
Controller/Decoders (2020) -Replace		96,076						
Controller/Decoders (2021) -Replace			97,998					
East Main Clubhouse								
Clubhouse Exterior - Seal/Paint		7,206						
Hurricane Shutters - Replace								
Windows & Doors - Replace								
Tile Roofing - Replace			77,980					
HVAC (North Clubhouse) - Replace					26,111			
Fitness Room - Remodel								
Fitness Eqpmt (Cardio) -Replace			32,985					
Fitness Eqpmt (Strength) - Replace					23,002			
Clubhouse - Remodel Allowance						55,676		
Bathrooms - Remodel		16,456						
Swimming Pool (East)								
Pool Deck Furniture - Replace						38,555		
Amenity/Pool Deck- Resurface								65,578
Pool Fence - Replace								
Swimming Pool - Resurface			44,338					
Spa/Jacuzzi - Resurface								
Pool/Spa Heaters - Replace				25,599				
Pool Enclosure/Eqmt - Replace	4,480					4,946		
Tennis Courts (East)								
Shade/Canopy Frame - Replace								8,445
Tennis Courts - Re-coat/Resurface	29,866					32,974		
Tennis Courts - Rebuild/Reconstruct								
Tennis Court Fencing - Replace								

	2029 YEAR 7	2030 YEAR 8	2031 YEAR 9	2032 YEAR 10	2033 YEAR 11	2034 YEAR 12	2035 YEAR 13	2036 YEAR 14
Tennis Court Lighting - Replace								
West Clubhouse								
Clubhouse Exterior - Seal/Paint		5,858						
Hurricane Shutters - Replace								
Windows & Doors - Replace								
Tile Roofing - Replace		45,870						
HVAC (South Clubhouse) - Replace			10,756					
Fitness Room - Remodel			8,366					
Fitness Eqpmt (Cardio) -Replace			19,779					
Fitness Eqpmt (Strength) - Replace								
Clubhouse - Remodel Allowance								39,584
Bathrooms - Remodel								
Swimming Pool (West)								
Pool Deck Furniture - Replace						28,535		
Pool Deck - Resurface								39,320
Pool Fence - Replace								
Swimming Pool - Resurface			30,236					
Spa/Jacuzzi - Resurface	7,179							
Pool/Spa Heaters - Replace								
Pool Enclosure/Eqpmt - Replace	4,480						5,045	
Totals	483,080	310,894	605,553	1,077,286	70,872	175,905	210,729	199,109

Beginr	990,825	883,132	955,133	740,133	61,211	396,670	635,223	847,242
Res	(483,080)	(310,894)	(605,553)	(1,077,286)	(70,872)	(175,905)	(210,729)	(199,109)
Annual Re	375,387	382,895	390,553	398,364	406,331	414,458	422,747	431,202
S								
Inter								
En	883,132	955,133	740,133	61,211	396,670	635,223	847,242	1,079,334

WAIVING OF RESERVES, IN WHOLE OR I
IN UNIT OWNER LIABILITY FOR PAYMEN

HAWTHORNE COMMUNITY ASSOCIATION

Budget Reserves For Capital Expenditure And Deferred Maintenance
For Fiscal Period of January 1, 2024 through December 31, 2024
Proposed 2024 Schedule

11/30/2023 **Item**	Estimated Life When New (Years)	Current Estimated Replacement Cost	2023 Estimated Remaining Life (Years)	12/31/2022 Current Reserve Balance	Add'l Reserve Funding 12/31/2023	2023 Actual Exp Incurred 12/31/2023	Estimated Reserve Balance 1/1/2024	Additional Reserves Required	Annual Funding Required 2024	Quarterly Funding Required 2024
Cobblestone Hardwood Trim	2	$ 5,984	2	2,604	3,380	(5,984)	-	5,984	2,992	748
Emory Oaks Hardwood Trim	2	$ 9,274	2	3,888	5,387	(9,274)	1	9,273	4,637	1,159
Ashmont Hardwood Trim	2	$ 2,918	2	1,208	1,709	(2,918)	(1)	2,919	1,460	365
Ashmont 2 Hardwood Trim	2	$ 409	2	176	234	(409)	1	408	204	51
		18,585		**7,876**	**10,710**		**1**	**18,584**	**9,292**	**2,323**

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.