

Las Colinas

Condominium Owners' Association

1600 N. Wilmot
Tucson, AZ 85712
520-390-2310

2023 Financial Statements

2023 Income Statement

Income:			
Dues Fees & Reimbursements	\$ 726,000.00		
Total			\$726,000.00
Expense:			
Administrative & Legal	\$ 13,500.00		
Insurance	\$ 114,000.00		
Common Area Facilities	\$ 154,500.00		
Utilities	\$ 193,000.00		
Common Area Maintenance	\$ 186,000.00		
			\$661,000.00
Reserve Projects:			
Roofs and Gutters			\$ 61,000.00
Total			\$722,000.00
			=====
Net Income:			\$ 4,000.00

2023 Balance Sheet – 12/31/23

Assets:		Liabilities:	\$ 0.00
Cash on Hand	\$ 4,000.00		
Reserves	\$ 40,000.00		
Unit 257 (1)	\$ 67,000.00	Owner's Equity	\$111,000.00
Total Assets	\$111,000.00 (2)		

As of April 30, 2024 Total Assets are \$125,000.00, due to contributions to the Reserve.

Notes: (1) The Association took unit 257 in litigation. The insurance repairs have been completed, and the unit is listed for sale. The proceeds will reimburse the Association its expenses of \$67,000.00.

(2) An unexpected increase in the blanket hazard premium of \$4,000.00/month in August cost the Association an additional \$20,000.00 over five months, that could have otherwise built the Reserve to the budgeted amount of \$125,000.00. This expense was a contributing factor to the dues increase for 2024.

This Compilation was prepared by the Managing Agent in accordance with the requirements stated in the Arizona Revised Statutes. The books of the Association are maintained on a cash basis. These statements fairly state the condition of the entity consistent with generally accepted accounting principles.

2023 Management Analysis

Infinite needs – finite resources. Our Association budget is just like our individual household budgets. “Adult-ing” first. We spend money on utilities, insurance, repairs, savings. Just like at home, we can think of ten ways to spend every dollar. But we can only spend each dollar once. As we look at how we make decisions we must prioritize sustainability. We have to be here 30 years from now.

Totals by budget category are divided by 250 homes to get the average amount per owner/per year, and then by 12 months to get the average per owner/per month. There are economies of scale that we get as part of a community that keeps this affordable. For example, your share of the comprehensive blanket policy covering your unit, and the whole property – is likely less than you pay for contents and liability. Imagine your utility bills in a standalone home. Think about what you would pay for pool service alone. There are huge savings for community living.

However, there are costs as well to keep a fifty year-old property maintained and safe. We have all the expenses of an apartment complex, with just a fraction of the money, and far less control. For example, we can't just evict people for non-payment or creating crime.

Here is how the 2023 expenses were spent per average homeowner:

	<u>Ave. per Month</u>	<u>Ave. per Year</u>
1.) General and Administrative (Includes newsletters, compliance and collections)	\$ 4.50	\$ 54.00
2.) Insurance (Includes blanket hazard insurance, D&O)	\$ 38.00	\$ 456.00
3.) Common Area Facilities (Includes pools, pest control, boilers and softeners)	\$ 51.50	\$ 618.00
4.) Utilities (Southwest Gas, TEP, Trash, Water & Sewer)	\$ 64.00	\$ 772.00
5.) Common Area Maintenance and Projects (Includes staff and materials for common area landscaping, laundry rooms and equipment, plumbing & sewers, fascia, fencing, pool servicing, electrical, painting, drainage, property management, crime prevention, planning & analysis.)	\$ 62.00	\$744.00
6.) Roofs & Gutters	<u>\$ 20.00</u>	<u>\$ 244.00</u>
TOTAL AVERAGE	\$240.00	\$2,888.00