

<b>Pin Oak OCOA, Inc.</b>
<b>2024 Owners Budget</b>
<b>OPERATIONS</b>

	2023 /YEAR	2023 /MONTH	% of TOTAL
<b>INCOME</b>			
Assessments	102,222	8,519	89%
Finance Charge	0	0	0%
Late Fees	300	25	0%
Other Income - Cap Fee	4,500	375	4%
Other Income - Developer Contribution	8,000	667	7%
<b>TOTAL INCOME</b>	<b>\$115,022</b>	<b>\$9,585</b>	<b>100%</b>

Administrative/Web/Expenses Other	1,200	100	1.0433%
Audit Expense/Tax	350	29	0.3043%
Electricity	3,105	259	2.6995%
Reserves	15,323	1,277	13.3221%
Insurance General	42,000	3,500	36.5148%
Landscape Contract	8,250	688	7.1725%
Landscape Improvements	500	42	0.4347%
Landscape Irrigation	500	42	0.4347%
Landscape Replacement	500	42	0.4347%
Legal Expense - General	250	21	0.2173%
Maintenance & Repairs - Building	5,000	417	4.3470%
Management Fees	8,544	712	7.4281%
Office Supplies	350	29	0.3043%
Professional Fees - Consultant	0	0	0.0000%
Storage Expense	0	0	0.0000%
Pest Control - Contract	750	63	0.6520%
Porter	3,600	300	3.1298%
Trash Removal	8,400	700	7.3030%
Water & Sewer	16,400	1,367	14.2581%
	18000	1500	16%

<b>TOTAL OPERATING EXPENSES</b>	<b>\$115,022</b>	<b>\$9,585</b>	<b>100%</b>
<b>OPERATING SURPLUS/DEFICIT</b>	<b>(\$0)</b>	<b>(\$0)</b>	

ASSESSMENT RATE	RATE / QR / UNIT	RATE / QR / UNIT	RATE / QR / UNIT	RATE / YR / UNIT
Fiscal Year 2024	\$ 574.01	\$ 65.99	\$ 640.00	\$2,560

**Projected Year Reserve Accounts Balances as of 12/31/2023**

	Replacement Cost	Year of Life	Replacement Remaining	Collected	Cash Balance
Buildings/Paint/Repairs/improvement	20,000	20	17,500	2,500	2500
Landscape Replacement	2,500	30	2,333	167	167
Parking Lot Surface/Lighting	20,000	20	18,500	1,500	1500
Roof Replacement	265,000	30	254,333	10,667	10667
Sump pumps (4)	2,400	10	2,160	240	240
<b>Culvert</b>	7500	30	7,250	250	250
Loan from Operating	0	0	0	0	0
<b>TOTAL RESERVES</b>					
<b>TOTAL COLLECTED</b>	<b>\$ 317,400</b>		<b>\$ 302,077</b>	<b>\$ 15,323</b>	<b>\$ 15,323</b>