



February 27, 2024

Re: ***Special Board of Directors Meeting – February 29, 2024***

Dear Evergreen Owners,

The Evergreen Property Owners Association Board of Directors will hold a special meeting on February 29, 2024, for the purpose of voting on the 2024-2025 budget, along with two other agenda items. Included in this package is the agenda for the meeting and the budget worksheet that the Board will be voting on. ***No loan will be taken, and no contract has been signed for drainage.***

While there will be an increase in the quarterly assessment from \$722 to \$835 (\$278.33 monthly), nearly 100% of the increase in the assessment is from adding funds to the Reserve accounts for both community drainage and roads. The Reserve accounts have been underfunded for years and it's important that we start building them up to have funds in place when they are needed.

Documentation on the drainage project has been uploaded to the Evergreen website:
<https://evergreenpoa.com/drainage-information/>.

We hope to see you at Thursday's meeting.

Sincerely,

The Evergreen Property Owners Association Board of Directors

Evergreen Property Owners Association

Board of Directors Meeting

Thursday, February 29, 2024

6:00 PM

Peter & Julie Cummings Library

Palm City, FL

AGENDA

1. Call to Order
2. Determination of Board Quorum
3. Fines: Two fines to vote on
4. 2024-2025 Budget Approval Vote
5. Owner Petition – Amendment Change Language
6. Q&A (3 Minute Time Limit Per Lot)
7. Adjournment

Evergreen POA - 2024/2025 Budget Proposal

Account	DESCRIPTION	2023		Notes
		APPROVED Budget 2023	PROPOSED Budget 2024	
Income				
60000	Assessment Income	\$ 863,162.92	\$ 997,784.17	
60010	Assessment: Crane Watch Golf Club	\$ 34,475.98	\$ 38,222.58	
60050	Operating Interest Income	\$ -	\$ -	
60105	Owner: Interest Income	\$ -	\$ -	
60105	Owner: Fines	\$ -	\$ -	
60115	Owner: Admin Fee Income	\$ -	\$ -	
60125	Owner: Legal Reimbursement	\$ -	\$ -	
60400	Gate/Key Card Income	\$ -	\$ -	
60900	Prior Year Surplus	\$ -	\$ -	
		\$ 897,638.90	\$ 1,036,006.75	
Administrative				
70000	Association Management	\$ 36,300.00	\$ 38,880.00	No increase for 2024 - difference was rate increase when moving to Jupiter
70100	Accounting and Audit Fees	\$ 4,675.00	\$ 4,675.00	
70125	Mailing & Statements	\$ 2,800.00	\$ 2,500.00	
70200	Office Supplies	\$ 800.00	\$ 800.00	
70250	Postage and Copies	\$ 1,500.00	\$ 1,500.00	
70300	Legal and Collections	\$ 26,000.00	\$ 20,000.00	No known legal issues upcoming
70400	Corporate Annual Fee	\$ 61.25	\$ 61.25	
70500	Meeting Room - Library	\$ 662.50	\$ 662.50	Prepaid 2024
70550	Bad Debt Expense	\$ 2,500.00	\$ 2,500.00	No mandatory amount
70600	Bank Charges	\$ 35.00	\$ 35.00	
70700	Website	\$ 165.00	\$ 165.00	
70710	Storage	\$ 700.00	\$ 700.00	CUBE SMART in PC \$50X12 - Prepaid
70975	Contingency	\$ 5,000.00	\$ 5,000.00	
		\$ 81,198.75	\$ 77,478.75	
Insurance				
71000	Insurance Package	\$ 14,250.00	\$ 17,000.00	\$16,909 Estimate
		\$ 14,250.00	\$ 17,000.00	
Utilities				
72050	Water			
72200	Cable	\$ 324,400.00	\$ 337,500.00	Includes 4% automatic annual increase
72250	Internet	\$ 600.00	\$ 408.00	Guard House = 34*12=408
		\$ 325,000.00	\$ 337,908.00	
Contracts				
73000	Landscape: Contract	\$ 31,200.00	\$ 32,500.00	Estimate - 5% increase for 2024 (currnet monthly invoice - \$2,450.00)
73001	Landscape: Front Entrance	\$ 6,000.00	\$ 6,000.00	Plan on new landscape lighting - \$3,500 + general maintenance
73005	Landscape: Light Maintenance	\$ 4,000.00	\$ 2,000.00	
73010	Landscape: Fertilization and Pest	\$ 19,500.00	\$ 19,700.00	Prepaid 2/2024
73020	Landscape: Tree Trimming and Removal	\$ 24,822.15	\$ 25,000.00	Contract amount - \$14,823.75 + 10K for tree removal during the year
73080	Irrigation Repairs	\$ 1,000.00	\$ 1,000.00	
73125	Drainage and Swales	\$ 40,000.00	\$ -	
		\$ 126,522.15	\$ 86,200.00	
Repairs & Maintenance				
74195	R&M: Drainage	\$ 2,500.00	\$ 20,000.00	
74200	R&M: Electrical	\$ 500.00	\$ 500.00	
74550	R&M: Holiday Lighting	\$ 7,100.00	\$ 7,100.00	
74660	R&M: Mailboxes	\$ 10,000.00	\$ 10,000.00	
74850	R&M: Road	\$ 2,500.00	\$ 2,500.00	
75050	R&M: Signs	\$ 750.00	\$ 750.00	
		\$ 23,350.00	\$ 40,850.00	
Security Expenses				
76500	Security: Payroll	\$ 263,000.00	\$ 285,000.00	230 total hours per week - over night shift given a pay increase - new rates effective 4/1/2024 - 3/31/2025
76505	Security: Electric	\$ 2,200.00	\$ 2,200.00	
76507	Security: Water	\$ -	\$ -	
76515	Security: Office Supplies	\$ 250.00	\$ 250.00	
76520	Security: Camera Web and Internet	\$ 1,820.00	\$ 1,820.00	GIMS - G-Force
76525	Security: Drinking Water	\$ 650.00	\$ 650.00	
76530	Security: Bar Code Stickers	\$ 950.00	\$ 1,200.00	
76535	Security: R&M Camera	\$ 500.00	\$ 500.00	
76540	Security: R&M Guard House	\$ 4,100.00	\$ 6,100.00	Cleaning \$75 wk x 52 + power washing 4 X a year + floor cleaning 1X + painting & new ceiling fan
76545	Security: R&M Gate	\$ 1,500.00	\$ 1,500.00	Repairs, broken chop arms, etc.
76550	Security: R&M Golf Cart	\$ 225.00	\$ 225.00	Should have fewer repairs in 2024
		\$ 275,195.00	\$ 299,445.00	
Reserves				
80000	Reserves: General			
A	Reserves	\$ 2,000.00	\$ 2,000.00	
B	Street/Drainage System	\$ 15,000.00	\$ 130,000.00	
C	Golf Cart/ Vehicles	\$ 1,000.00	\$ 1,000.00	
D	Gate Equipment	\$ 2,123.00	\$ 2,125.00	
E	Guardhouse	\$ 2,000.00	\$ 2,000.00	
F	Mailboxes	\$ -	\$ -	
G	Roads	\$ 30,000.00	\$ 40,000.00	
H	Storm Cleanup	\$ -	\$ -	
	Deficit / Overage Included	\$ -	\$ -	
		\$ 52,123.00	\$ 177,125.00	
TOTAL EXPENSES				
		\$ 897,638.90	\$ 1,036,006.75	
		\$ -	\$ -	
POA	Quarterly Assessment	\$ 721.71	\$ 834.27	15.6573
Golf Club	Quarterly Assessment	\$ 8,619.00	\$ 9,555.65	10.86722
Note: Golf Club pays 11% of all budget items listed in blue				

-----ASSESSMENTS-----			
	Crane Watch	Evergreen	
	\$ 347,478.00	\$ 1,036,006.75	
	\$ 38,222.58	\$ (38,222.58)	
	\$ 9,555.65	\$ 997,784.17	
		\$ 3,337.07	
		\$ 834.27	
	\$ 9,555.65	\$ 835.00	per quarter 2024/2025 (Rounded)
	\$ 8,619.00	\$ 722.00	per quarter 2024/2025 (Calculated)
	\$ 936.65	\$ 113.00	2023/2024 assessment
	\$ 3,746.58	\$ 452.00	difference per quarter
		\$ 37.67	difference per year
		\$ 37.67	difference per month
		\$ 1.26	difference per day
		\$ 3,340.00	total assessment 2024
		\$ 278.33	total per month 2024
		\$ 2,888.00	total assessment for 2023
		\$ 240.67	total per month 2023