

DRAFT

Dear Member,

**On May 31, 2025 we will have a community discussion on the RMEOA financials at 10:00am on Zoom.** We are not planning to vote on these proposals in this meeting. It is intended as an open forum for conversation. Voting will be done in June ahead of the end of our fiscal year and can be done electronically.

**This is an online meeting only.** Doing it this way will allow more folks to participate and also allow us to look at spreadsheets together onscreen as needed. [The link for this meeting is a hyperlink here](#) and also posted at the end of this letter. If you are unable to attend due to a schedule conflict, lack of WIFI, or limited computer access, please contact me to give me your input or arrange an alternate way for you to participate.

**Please come prepared.** Read this letter carefully and refer to the financial addendums ahead of the meeting. We've put a huge amount of time into researching, compiling, and structing the data to ensure you have all the same facts we have. As a board, we are committed to transparency and want all owners to have the same information when making community decisions.

### **Overview**

**We have evaluated all the available RMEOA records (budgets, newsletters, membership lists, and maps) and put them into a common detailed format.** Doing so has given us insight into the RMEOA financial history and given us the opportunity to analyze our revenue and costs over the past 15 years.

**In the old days, RMEOA gave members detailed budgets rather than summaries. We are resuming the practice of providing detailed budgets.** This will make it easier for all members to understand exactly how association funds are being spent. For example, "roads" will now include expense lines for "snow removal", "gravel", "contractors," etc. The attached proposed budget is the first big step in that direction.

**As most of you know, over the past six years RMEOA's budget has been as bumpy as our roads after a hard rain.** As a result, we have had to raise over \$40,000 from members to cover unexpected expenses during that time. These funds came through the charge of "special assessments" paid by owners. Special Assessments are fees "charged to homeowners to cover unexpected or non-budgeted costs, often for

major repairs or improvements within a community. It's an additional charge on top of regular association dues. These assessments are typically used for projects like emergency repairs, capital improvements, or to address reserve fund shortages.” We have used them for all those purposes. After looking at our expense history, there is a precedent for our costs and therefore our budgets should represent them realistically.

**Special Assessments are meant to be exceptions, not the rule.** They are the worst option we have as property owners because:

- They are often retroactive to cover expenses made over and above the association budget voted on by members at the beginning of the fiscal year and therefore are fees we have not planned for individually and collectively.
- They reflect unrealistic planning.
- The association would be in a deficit financial position if they were not paid.
- All owners pay the same special assessment rate regardless of the status of their property. (That has been a flat \$300 per owner in 2020, 2022, 2023). This is inconsistent with how regular assessments are charged. We are trying to create a simpler structure that is easier to understand and manage—and hopefully more fair.

**Our community has changed a great deal in the past 10-15 years and our financial planning needs to change with it. In that time:**

- **The RME ownership map has changed substantially.** The number of RMEOA owners have dropped from 54 in 2009 to 43 in 2024 to a projected 35 in 2025. This is the result of lots being consolidated by existing owners. In 2009, none of the 54 owners had more than 5 lots (and only a few had 5.) In 2025, we have many owners with 3-5 lots and a single owner with 24. For reference, RMEOA had as many as 100 owners in the 1970's.
- **Many lots have been “improved” in one way or another.** What began as a community of pastured and forested empty lots now has 30 “homesteads.” As the original owners sold or passed down their lots, they have been aggregated to create what we are calling “homesteads.” For the purposes of this proposed assessment, we have defined an improved homestead as:

a single lot or a contiguous group of lots that have one or all of the following attributes: an address, a driveway, a cleared home site, a

structure used by owners for any form of visitation or habitation (FT/PT in a house, shed, or tiny house), electrical power hook up, a building or occupancy permit, a well, and/or septic. These attributes constitute meaningful improvements that indicate use (both actual and potential.) *Lots are not considered contiguous if there is a RME road that divides them.*

- **Our costs have gone up.** This should be no surprise. A fire insurance policy that cost \$350 in 2009 now costs \$1,011. Gravel costs more. Labor costs more. Materials cost more. And yet, our approved budget for 2009 was \$16,030 and our approved budget for 2024 was \$15,050. We do not have “fluff” in our budget. These are real costs that are required to manage and maintain RME for the safety, well-being, and enjoyment of every owner.

**And there are some things that haven’t changed:**

- **Extreme weather is the norm, not the exception.** It’s fun to go back through the archive of RMEOA newsletters and read about all the storms—wind, rain, and snow. Every RMEOA board since our inception has struggled with the ravages of extreme weather. Every year we have at least one or two doozies of an event. Already this year we’ve had a major snow/ice storm and a monsoon that dumped 13+ inches of rain in 36 hours. We will likely have more of these events, not fewer, and we need to plan for them pragmatically. Having money in the budget to clear and fix roads right away is absolutely essential to everyone’s safety and well-being.
- **Mountainous gravel roads must be maintained.** By “maintained” I mean they need to be worked regularly – at least monthly. Regular maintenance reduces our long-term costs by addressing damage before it becomes a big (or bigger) problem. It keeps roads open for emergency equipment. And it ensures that all owners can access their property regardless of when or how often they come.
- **RMEOA holds approximately 10 acres of common property with a pond, picnic area, barn, and meadow, along with close to 4 miles of gravel roads.** While we have many owners and neighbors who volunteer their time and make donations to help with the upkeep, we cannot rely on their generosity alone—it’s just too big an undertaking. And so we need to budget for reliable assistance. Also, under Virginia law, POA’s are required to conduct “reserve studies” every five years to determine the necessary reserves for repairs, replacements, and

restorations of capital components. To my knowledge, RMEOA has never done one of these studies. We will initiate one this summer.

## **The Proposed New Revenue Structure**

**For the reasons explained above, we have developed a new dues and assessments structure for your consideration.** The association has worked on this idea for many years—because it is so needed. Many iterations have been considered from a flat owner-based rate to a flat per lot rate and various models in between.

**This new model adapts our historic structure to the facts of our current ownership map.** We have made it as simple as possible and done our best to reduce the net effect of the changes on the majority of owners. The majority will pay, on average, less than they did over the past five years.

**We have included a chart that shows you exactly how we categorized your lots based on our assessment of the Madison GIS map ([link](#)) and how much you would pay for the property or properties you own.**

**We've also included a simple “per lot” model where assessments are strictly a flat “per lot” fee derived from dividing the RMEOA budget by the number of lots.** Owners simply pay for the lots they own. This is a standard model for other POA's. For example, the Malvern Association in Madison uses this model. By comparison, they pay \$400 per lot (regardless of whether lot is developed or not). They also have a lot of common property and a club house that require maintenance.

**Here's what we've done to present the Homestead Model:**

<b>Past Model</b>	<b>Proposed Model</b>
Dues of \$100 per owner. This rate has not changed in 15 years.	We have left that rate at \$100.
It is our understanding that, at its outset, RMEOA assessments were per lot, which correlated to per owner. Somewhere along the line it moved to “improved” or “unimproved” property assessments.	We propose we go back to the more objective “improved” and “unimproved” categories. We have also included sub-categories to allow for “homestead” parcels where multiple lots are bundled together as a single address. We are calling this the <b>“Homestead Model”</b> .

<p>Over time assessment charges became redefined to mean: <i>per owner based on an assumption/estimation of use.</i></p> <p>“Use” is subjective and variable. It is also nearly impossible to assess.</p>	<p>The status of a lot (or group of lots) with a clear definition of Improved or Unimproved is far more objective and easier to assess.</p>
<p>In the “<b>Use Model</b>”, an owner considered “full time” with a single lot would pay the same as an owner considered “full time” with many lots regardless of whether those lots were contiguous or used in different ways.</p> <p>“Use” is variable and subjective. RMEOA is not in a position to monitor member use, nor should it.</p>	<p>The <b>Homestead Model</b> recognizes the status and footprint of owners throughout the community without requiring the association to monitor member use and debate who uses what and when.</p>
<p>For the past 15 years, the Use Model assessment fees have been:</p> <ul style="list-style-type: none"> <li>• Improved/FT (full time) \$291</li> <li>• Improved/ PT (part time) \$208</li> <li>• Unimproved (assumption of no use) \$56</li> </ul>	<p>The new Homestead fees proposed are:</p> <ul style="list-style-type: none"> <li>• Improved- Multiple lots forming a “homestead” \$400</li> <li>• Improved- Single Lot \$310</li> <li>• Undeveloped- Multiple lots forming a “homestead” \$220</li> <li>• Undeveloped- Single lot \$105</li> </ul>
<p><b>These rates have not changed in at least 15 years.</b> These rates will have to change to meet budget. We have left them the same in our analysis. Doing so creates a \$6,185 deficit—which works out to \$172 per owner.</p>	<p>The Homestead Model meets our proposed budget for the coming fiscal year and would form a more stable assessment basis for the future.</p>
<p>Regular Assessments insufficient to meet needs so Special Assessments used to address budgetary deficits and past expenses made without member approval.</p>	<p>Regular Assessments tied to actual projected costs based on historic patterns and detailed budget analysis.</p> <p>Special assessments reserved for exceptional needs tied to Reserve Studies (as required by law) and obvious outlier events.</p>

## The Proposed New Expense Structure

As mentioned above, we have provided you with a detailed budget for the year ahead alongside past years so you can see past expenses and understand trends.

Our detailed analysis included:

- tracking actual expenses (where they were available in the years for which we have records) and,
- taking the records for the \$40,000 in costs paid out of pocket between 2019-2023 by the prior President of RMEOA to cover costs not included in the budget. These were actual costs to the association and were later paid back through special assessments. This is a worst-case scenario for everyone involved. Therefore we have created a budget that takes historic and actual expected costs into account when projecting for future outlays.

In the fortunate event that we do not spend all the revenue in a fiscal year, we will then be able to build our reserves to smooth out surprise costs in future years—with the hope that special assessments will be less and/or less necessary.

Finally, what is proposed here does not preclude potential special assessments. Special assessments will need to be determined at a future time based on a reserve study and contractor estimates.

Thank you for taking the time to read and digest this information. We look forward to our discussion on Saturday morning. Please join the Zoom meeting at:

**Time: May 31, 2025 10:00 AM Eastern Time (US)**

Meeting ID: 817 9906 6712

**Join Zoom Meeting** -- <https://us06web.zoom.us/j/81799066712>

**One tap mobile** -- +16465588656,,81799066712# US (New York)

Thank you,

Samantha Guerry, *President*  
Robert Hudock, *Vice President*  
Don Richeson, *Treasurer*  
Sarah Aubel, *Secretary*

Mark Corneal  
Marty Moon  
Carla Settle

[illegible]

	2009-2010	2015-2016	2016-2017	2017-18	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-24	2024-2025		2025-2026
Expenses:			Actual			Actual	Corrected	Corrected	Actual	Actual	Budget FYTD		Proposed
Dumpster Fees													
- Trash Collection	\$1,125	\$0											
Association Mgmt	\$665	\$1,650	\$1,693	\$2,447	\$4,940	\$7,377	\$3,018	\$7,275	\$4,277	\$2,916	\$4,061		\$6,073
-Postage & Printing	\$80	\$200	\$71	\$350	\$225	\$179	\$0	\$426	\$184	\$500	\$500		\$400
-D & O Insurance	\$0	\$900	\$972	\$972	\$972	\$972	\$972	\$1,021	\$1,021	\$1,021	\$1,025		\$1,096
-Insurance (Fire)	\$350	\$525	\$625	\$600	\$718	\$786	\$796	\$880	\$911	\$1,011	\$1,011		\$1,052
-Legal Fees**	\$210	\$0	\$0	\$500	\$3,000	\$5,415	\$1,225	\$4,923	\$2,135	\$359	\$1,500		\$3,500
-SCC	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25		\$25
Lodge	\$0	\$0	\$0	\$0	\$1,535	\$1,227	\$1,332	\$719	\$970	\$1,000	\$1,200		\$427
-Electricity	\$160	\$175	\$240	\$250	\$235	\$227	\$203	\$219	\$220	\$239	\$250		\$277
-Structure & Repairs	\$100	\$0	\$0	\$1,000	\$1,300	\$1,000	\$0	\$0	\$0				\$150
-Grounds & well	\$0	\$500	\$2,600	\$0	\$0	\$0	\$1,129	\$500	\$750				\$0
Pond	\$0	\$0	\$0	\$0	\$500	\$500	\$1,991	\$1,500	\$1,500	\$1,991	\$2,000		\$1,750
- water treatment	\$0	\$515	\$0	\$500	\$500	\$500	\$1,991	\$1,500	\$1,500				\$1,500
- docks	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$250
Barn & Meadow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0		\$500
- Mow	\$0	\$0	\$0	\$0				\$500					\$300
- Repairs & Maintenance	\$500	\$0	\$0	\$0									\$200
Roads ***	\$12,980	\$6,000	\$4,625	\$6,000	\$6,000	\$4,604	\$3,100	\$14,195	\$16,584	\$5,131	\$16,500		\$9,225
-General Maintenance	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$225
-Snow Removal	\$5,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$2,500
-Major Repairs/Gravel	\$4,480	\$0	\$0	\$0	\$0	\$0	\$0	\$2,075	\$3,250				\$3,500
-Major Repairs/Contractors	\$1,140	\$0	\$0	\$0	\$0	\$0	\$0	\$12,120	\$0				\$2,500
-Tree Removal & ROA Clearing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$10,000		\$500
Debt/Loan Repayment (roads, trees)**	\$0	\$0	\$0	\$0	\$0	\$0	\$13,052	\$7,500	\$0	\$19,695	\$0		\$0
Total Expenses:	\$13,645	\$7,650	\$6,318	\$8,447	\$12,975	\$13,708	\$22,493	\$31,189	\$23,330	\$30,733	\$23,761		\$17,975
Net:	\$2,211	\$4,497	\$6,824	\$3,475	(\$1,140)	\$7,118	\$7,955	(\$7,833)	\$17,062	(\$2,882)	\$734	(\$6,185)	\$70
Outstanding Liability/Debt									\$19,695	\$0	\$0		\$0

#### NOTES

† "Properties" are not defined here as "lots" but as owners regardless of # of lots.

\*\* There were several years of litigation with members following this budget year

\*\*\*These cost represent the ACTUAL costs for expenses incurred by RMEOA during the years they accumulated and should be factored into consideration for ongoing expenses.

In 2022, Total Road costs to RME offset by donations, so total RME gravel exp only \$632

## We have collected \$6,418 in past due Dues & Assessments in 2024-2025 FY

Dark red denotes ACTUAL EXPENSES



RME Homestead Revenue Model for Assessments					Assessment By Current Owner Under this Model				
Name	RME Address	Lots							
Jane Alford	201 Lisa Lane	Lots A-39, 40, 41	1	\$400	\$400				
Teanya Marie and Russell E. Allen	Chimney Hollow Road	Lot C-23	1	\$310	\$310				
Desi Alston	114 Park View Rd	Lots A-48, 49, 50	1	\$400	\$620				
		A-45, 46	1	\$220					
Sarah Aubel	619 Red Gate Rd	Lot A-17	1	\$400	\$400				
Caroline & George Bedinger	893 Red Gate Road	Lot B-3	1	\$400	\$400				
Leigh McCue-Weil & Charles (Charlie) Weil	432 Chimney Hollow Rd	Lot C-26	1	\$310	\$310				
Ben Legg, RE Investment Co., -- Holds Mortgage for investor		Lot B-9	1	\$105	\$105				
Anne & Paul Coates	250 Green Gate	Lots E-1,2,3,4,5	1	\$400	\$505				
		B-12	1	\$105					
Matthew Conley		Lots C-20	1	\$310	\$310				
Mark Corneal	329 Lisa Lane	Lots A-42, 43, 44	1	\$400	\$400				
Butch Davies & Marty Moon	250 Lisa Lane	Lots A-32, 33	1	\$400	\$400				
Christopher & Charity Duncan		Lots A-2, 3	1	\$310	\$310				
Brownie Duval	19 Rag Hill Road	Lots B-19, 20	1	\$400	\$400				
Richard Dwyer		Lots D-4, 5, 7, 8	1	\$220	\$325				
		Lot C-21,	1	\$105					
Becky & William Graham	18 Rag Hill Road	Lots C-1	1	\$400	\$400				
Ann Marley Green		Lot B-4	1	\$105	\$105				
Samantha & Bill Guerry	547 Red Gate Rd	Lots A-14, 15, 47	1	\$400	\$610				
		A 16	1	\$105					
		A 18	1	\$105					
Will Guerry		B-8	1	\$105	\$105				
Mike Levitsky & Marissa Potenza	250 Rag Hill Rd	Lots D-1, 2, 3	1	\$400	\$400				
Frances & Mike Horrocks		Lot C-4	1	\$105	\$105				
Nancy & Paul Hubai		Lot A-13	1	\$105	\$105				
Louisa & Robert Hudock	383 Red Gate Rd	Lots A-5, 6, 7, 8, 9	1	\$400	\$400				
James H Johnson		Lots C-2, 3	1	\$220	\$220				
Cynthia Elizabeth Leach		Lots C-5, 19	1	\$400	\$400				
Tracy Propes		Lots B-18	1	\$105	\$105				
Don Richeson	231 Meadow View Drive	Lot B-21, 13, 14	1	\$400	\$400				
Barbara Rodier (& Anne Sanda)	662 Red Gate Rd	Lots A-23, 24, 25, 26, 29	1	\$400	\$400				
Diane & Hugh Schratwieser	55 Chimney Hollow	Lots B-5, 6, 7	1	\$400	\$400				
Kate Semerad	897 Red Gate Road	Lots A-19, 20, 21, B-1, 2	1	\$400	\$505				
		B-10	1	\$105					
Carla Settle	348 Red Gate Road	Lot A-35	1	\$400	\$400				
Jeffery T. Smead	586 Red Gate Road	Lots A-27, 28	1	\$400	\$400				
Cheryl Strasser & Kenneth Meehan		Lots C-24, 25	1	\$220	\$220				
Lauren & John Taylor	422 Red Gate Road	Lots A- 36, 37, 38,	1	\$400	\$2,325				
		A-4,	1	\$105					
		A-10, 11, 12	1	\$220					
	68 Chimney Hollow Road	A- 22, 30, 31,	1	\$400					
		B-24, 25, 26, 27,	1	\$400					

	111 Quiet Ridge Rd	C-9, 10, 11, 12, 13, 14	1	\$400					
	106 Quiet Ridge Road	C-6, 7, 8, 18	1	\$400					
Richard Vickers		Lots C-15, 16, 17	1	\$310	\$415				
		B-15	1	\$105					\$0
Elissa and David Weaver	187 Meadow View Rd	Lots B-22, 23E	1	\$400	\$400				
Joanne White		Lot A-1	1	\$105	\$105				
Patricia & William White, John M White, Trustee		Lots B-16, 17	1	\$220	\$220				
Herta & Carl Wigginton		Lot B-11	1	\$105	\$105				
			Total:	\$14,445	\$14,445				
38 Owners May 2025					Per Designation	Total By Category			
	Improved	Contiguous Lots that form an Improved Homestead	25	25	\$400	\$10,000			
38		Individual Improved Lot/Homestead	5	5	\$310	\$1,550			
	Unimproved	Contiguous Lots that form a single Homestead. Undeveloped. (Lots divided by a RME are not considered contiguous)	6	6	\$220	\$1,320			
		Individual Lot/Unimproved	15	15	\$105	\$1,575			
		Total Homesteads & Individual Lots	51			\$14,445			
		Average rate for 51 homesteads/Lots:	\$283.24						
If dues allocated by HS with Status:									
Projected Number of Owners for FY 2025-26	FY Budget	Dues		Revenue from Dues					
36	\$18,000	\$100		\$3,600					
	FY Budget Less Dues Rev								
	\$14,400								
Assessment Revenue By Status					Revenue from Assessments				
	HS/Improved	\$400		\$10,000					
	Single Lot/Improved	\$310		\$1,550					
	HS/Unimproved	\$220		\$1,320					
	Single Lot/Unimproved	\$105		\$1,575					
					\$14,445				
				TOTAL Budget Rev:	\$18,045				
Recent Year Fees for Comparison:	Dues	Assessments	Special Assessments	TOTAL					
FT	\$100	\$291	\$300	\$691					
Improved	\$100	\$208	\$300	\$608					
Unimproved	\$100	\$56	\$300	\$456					

RME Per Lot Revenue Model for Assessments					Assessment By Current Owner Under this Model	
Name	RME Address	Lots	Total Lots Per Owner			
Jane Alford	201 Lisa Lane	Lots A-39, 40, 41	3		\$377	
Teianya Marie and Russell Allen	Chimney Hollow Road	Lot C-23	1		\$126	
Desi Alston	114 Park View Rd	Lots A-48, 49, 50	5		\$628	
		A-45, 46				
Sarah Aubel	619 Red Gate Rd	Lot A-17	1		\$126	
Caroline & George Bedinger	893 Red Gate Road	Lot B-3	1		\$126	
Leigh McCue-Weil & Charlie Weil	432 Chimney Hollow Rd	Lot C-26	1		\$126	
Ben Legg, RE Investment Co, -- Holds Mortgage for investor		Lot B-9	1		\$126	
Anne & Paul Coates	250 Green Gate	Lots E-1,2,3,4,5	6		\$754	
		B-12				
Matthew Conley		Lots C-20	1		\$126	
Mark Corneal	329 Lisa Lane	Lots A-42, 43, 44	3		\$377	
Butch Davies & Marty Moon	250 Lisa Lane	Lots A-32, 33	2		\$251	
Christopher & Charity Duncan		Lots A-2, 3	2		\$251	
Brownie Duval	19 Rag Hill Road	Lots B-19, 20	2		\$251	
Richard Dwyer		Lots D-4, 5, 7, 8	5		\$628	
		Lot C-21,				
Becky & William Graham	18 Rag Hill Road	Lots C-1	1		\$126	
Ann Marley Green		Lot B-4	1		\$126	
Samantha & Bill Guerry	547 Red Gate Rd	Lots A-14, 15, 47	5		\$628	
		A 16				
		A 18				
Will Guerry		B-8	1		\$126	
Mike Levitsky & Marissa Potenza	250 Rag Hill Rd	Lots D-1, 2, 3	3		\$377	
Frances & Mike Horrocks		Lot C-4	1		\$126	
Nancy & Paul Hubai		Lot A-13	1		\$126	
Louisa & Robert Hudock	383 Red Gate Rd	Lots A-5, 6, 7, 8, 9	5		\$628	
James H Johnson		Lots C-2, 3	2		\$251	
Cynthia Elizabeth Leach		Lots C-5, 19	2		\$251	
Tracy Propes		Lots B-18	1		\$126	
Don Richeson	231 Meadow View Drive	Lot B-21, 13, 14	3		\$377	
Barbara Rodier (& Anne Sanda)	662 Red Gate Rd	Lots A-23, 24, 25, 26, 29	5		\$628	
Diane & Hugh Schratwieser	55 Chimney Hollow	Lots B-5, 6, 7	3		\$377	
Kate Semerad	897 Red Gate Road	Lots A-19, 20, 21, B-1, 2	6		\$754	
		B-10				
Carla Settle	348 Red Gate Road	Lot A-35	1		\$126	

**For informational purposes only. Not to be used for pecuniary gain or commercial solicitation.  
Code of Virginia, Property Owners' Association Act, § 55.1-1815.B.1.**

Jeffery T. Smead	586 Red Gate Road	Lots A-27, 28	2		\$251	
Cheryl Strasser & Kenneth Meehan		Lots C-24, 25	2		\$251	
Lauren & John Taylor	422 Red Gate Road	Lots A- 36, 37, 38,	24		\$3,016	
		A-4,				
		A-10, 11, 12				
	68 Chimney Hollow Road	A- 22, 30, 31,				
		B-24, 25, 26, 27,				
	111 Quiet Ridge Rd	C-9, 10, 11, 12, 13, 14				
	106 Quiet Ridge Road	C-6, 7, 8, 18				
Richard Vickers		Lots C-15, 16, 17	4		\$503	
		B-15				
Elissa and David Weaver	187 Meadow View Rd	Lots B-22, 23E	2		\$251	
Joanne White		Lot A-1	1		\$126	
Patricia & William White, John M White, Trustee		Lots B-16, 17	2		\$251	
Herta & Carl Wigginton		Lot B-11	1		\$126	
			<b>Total Assessment Revenue:</b>			<b>\$14,200</b>
38 Owners May 2025			113			
<b>If dues allocated by lot:</b>						
<b>Number of Owners</b>	<b>FY Budget</b>	<b>Dues</b>	<b>Revenue from Dues</b>			
38	\$18,000	\$100			\$3,800	
<b>Number of Lots</b>	<b>FY Budget - Dues Rev</b>	<b>Budget / Lots</b>	<b>Assessment Per Lot</b>	<b>from Assessment</b>		
113	\$14,200	\$126	\$126		\$14,200	
			<b>Total:</b>		<b>\$18,000</b>	