

Tempe Gardens 2023 Budget			
\$229/mo. 169 units			
	Monthly	Yearly	\$ / Unit / Mo.
INCOME:			
Assessment Income	\$ 38,701	\$ 464,412	\$ 229
Water Reimbursement - Estimate	\$ 9,000	\$ 108,000	\$ 53
Assessment Income	\$ 47,701	\$ 572,412	\$ 282
EXPENSES			
Landscape			
Landscape- Contract	\$ 5,520	\$ 66,240	\$ 32.66
Landscape- Tree Maintenance	\$ 2,000	\$ 24,000	\$ 11.83
Landscape- Plants/Bushes	\$ 50	\$ 600	\$ 0.30
Landscape- Irrigation Maint.	\$ 500	\$ 6,000	\$ 2.96
Backflow Testing	\$ 40	\$ 480	\$ 0.24
Landscape Supplies/Fertilizer	\$ 1,600	\$ 19,200	\$ 9.47
Overseeding	\$ 2,000	\$ 24,000.00	\$ 11.83
Landscape	\$ 11,710	\$ 140,520	\$ 69
Common Area Maintenance			
Pest Control	\$ 300	\$ 3,600	\$ 1.78
Website	\$ 15	\$ 180	\$ 0.09
Clubhouses- Clean (2)	\$ 110	\$ 1,320	\$ 0.65
Clubhouse Repairs/Supplies	\$ 42	\$ 500	\$ 0.25
Clubhouses- HVAC	\$ 83	\$ 996	\$ 0.49
Building/Structural	\$ 100	\$ 1,200	\$ 0.59
Playground	\$ 42	\$ 500	\$ 0.25
Porter Service	\$ 648	\$ 7,776	\$ 3.83
Electric Repair	\$ 165	\$ 1,980	\$ 0.98
Misc. Maintenance/Supplies	\$ 425	\$ 5,100	\$ 2.51
Security Monitoring	\$ 215	\$ 2,580	\$ 1.27
Roof Repairs	\$ 500	\$ 6,000	\$ 2.96
Plumbing Repairs	\$ 750	\$ 9,000	\$ 4.44
Common Area Maintenance	\$ 3,394	\$ 40,732	\$ 20
Pool			
Pool Contract	\$ 1,150	\$ 13,800	\$ 6.80
Pool Permits	\$ 45	\$ 540	\$ 0.27
Pool Supplies/Chemicals	\$ 350	\$ 4,200	\$ 2.07
Pool- Repairs	\$ 83	\$ 996	\$ 0.49
Pool - Facilities	\$ 50	\$ 600	\$ 0.30
Pool	\$ 1,678	\$ 20,136	\$ 10
Utilities			
Electric	\$ 1,200	\$ 14,400	\$ 7.10
Internet	\$ 281	\$ 3,372	\$ 1.66
Water/sewer	\$ 9,800	\$ 117,600	\$ 57.99
Trash Collection	\$ 5,380	\$ 64,560	\$ 31.83
Utilities	\$ 16,661	\$ 199,932	\$ 99
General & Administrative			
Legal-General	\$ 150	\$ 1,800	\$ 0.89
Legal-Collections	\$ 125	\$ 1,500	\$ 0.74
Printing & Copies/Postage-Mgmt Co.	\$ 665	\$ 7,980	\$ 3.93
Administrative Services	\$ 125	\$ 1,500	\$ 0.74
Audit/Compliance/Review	\$ 70	\$ 840	\$ 0.41
Storage Fees	\$ 25	\$ 300	\$ 0.15
Income Taxes	\$ 4	\$ 48	\$ 0.02
Property Taxes	\$ 15	\$ 180	\$ 0.09
Insurance Expense	\$ 3,470	\$ 41,640	\$ 20.53
General & Administrative	\$ 4,649	\$ 55,788	\$ 28
Contract Services			
Management Fee	\$ 1,775	\$ 21,300	\$ 10.50
Contract Services	\$ 1,775	\$ 21,300	\$ 11
TOTAL OPERATING EXPENSES	\$ 39,867	\$ 478,408	\$ 236
Reserve Allocation			
Transfer to Reserves	\$ 7,833	\$ 93,996	\$ 46.35
Reserve Allocation	\$ 7,833	\$ 93,996	\$ 46.35
TOTAL EXPENSES	\$ 47,701	\$ 572,412	\$ 282

Tempe Gardens Townhomes

c/o Ogden & Company
1901 E University Drive Suite 440
Mesa, AZ 85203
480-396-4567 Phone * 480-396-6966 Fax

November 8, 2022

Dear Homeowners,

Tempe Gardens is doing well as a community, and the board is taking steps to ensure our long-term success. We have been repairing items as soon as they are identified, updating infrastructure (lights, south pool), and planning for large projects the community wants completed. As we all know the cost of everything has increased this year. Inflation has hit the economy, the prices of every good and service has increased. As a result, to ensure our community's success the board has voted to increase the 2023 assessment by \$20 each month.

It is important to mention the board is taking steps to save money where possible. A primary example is that our community will not be over seeded this winter. Not only will this save money, but it was also requested by state agencies due to the water shortage facing the south western United States. We are also taking steps to decrease our long-term water usage with Xeriscaping.

The xeriscaping is a project our community has been asking for and planning for years. We have a design ready for the entire community, and will start the project in the coming months at the south pool. The project will be community wide, and has had input from numerous homeowners. We will not be removing all the grass, but we are aiming to save money by cutting down on our community's long-term water usage.

Xeriscaping Tempe Gardens will be an expensive project, the section we will be completing around the pool will cost a little over \$70,000. The community has shared a desire to complete this kind of project along Mill Avenue, and we will need to budget so we can complete that project accordingly. It's also been made known that the community would like new play grounds. And in a few years' time, we will need to begin looking at painting the community as well. All these projects benefit the community and require the long-term budget planning.

Similarly, our community is aging and repairs are becoming more frequent. We have received several quotes to replace a large section of our plumbing, and it will cost around \$20,000. We are expecting more on-going maintenance like this, and that is included in the budget. We have not needed any kind of special assessment and have been able to repair damage as soon as it is identified. Many HOA's require special assessments to address roof repairs and damaged plumbing, and for the past several years we have not. The boards vision is to continue to avoid special assessments.

Recognizing where we want to be long term, and identifying what is required to maintain the property, the dues will need to be increased by \$20 this year. In previous years the HOA has elected to not increase the dues, and even decreased the dues when the submetering was installed. Unfortunately, not taking an increase is no longer possible. Thank you for everything you do for our community. If you have any questions, please reach out to the board through Ogden or by attending one of the board meetings.

Sincerely,

Axel Ferguson
Tempe Gardens Board President

Tempe Gardens Townhouse Corporation
c/o Ogden & Company, Inc.
1901 E. University Drive #440 Mesa, AZ 85203
(480) 396-4567 Phone/ (480) 396-6966 Fax

Dear Homeowner:

After careful review of the 2022 expenses and the anticipated 2023 expenditures, the Board of Directors has elected to increase the 2023 assessment. Please see the enclosed letter from the Board for more explanation on the increase.

BEGINNING JANUARY 1, 2023,
THE MONTHLY ASSESSMENT IS \$229.00.

As a reminder: According to SB 1531, A.R.S. §33-1256 and §33-1807, effective January 1, 2020, the Association must send statements of accounts (**not coupon or payment books**). The statement of account must be sent out every time assessments come due. Your monthly statement will be sent under a separate cover.

- **For those homeowners that are on Ogden's Surepay/Auto-draft through the homeowner portal, the amount will change on its own; no action is required.**
- ***For those homeowners that have a recurring Echeck set up in the homeowner portal, you will need to delete the recurring payment and enroll in Auto-Draft. The recurring Echeck will be discontinued, the end of 2022.***
- **For the payments set up through CIT Bank or your own bank account, (either by e-check or card) please ensure the payment amount is updated to the new assessment amount.**

You have the option to receive your account statements electronically. To opt-in to receive your statement electronically, please visit <https://az.portal.ogdenre.com> and under My Contact Info, update your Billing Communication Preference to e-mail.

URGENT NOTE!

Make your checks/online payments payable to your HOA, not Ogden (see below).

Unless you've been instructed differently, please carefully follow these instructions to assist with proper crediting of your payments:

1. Make your check payable to: **Tempe Gardens** (*not Ogden*)
2. Indicate your account number on your payment as it appears on your statement.
3. Payment is due on the 1st of each month. Payments **received** after the 20th will be assessed a \$25 late fee.
4. Mail payment to (*not Ogden's physical address*):

Tempe Gardens Townhouse Corporation
P.O. Box 62793
Phoenix, AZ 85082-2793

- Your assessment can be automatically debited from your account by signing up for the Auto-Draft option at <https://az.portal.ogdenre.com>. If you are unable to log in, please contact us at ogdenazinfo@ogdenre.com.

We would like to thank all of you for your continued support and working together as a community.

Sincerely,

BOARD OF DIRECTORS
Tempe Gardens Townhouse Corporation