

GTW Financial – A high level view

I have produced this document as an aid in getting an overall picture of the financial situation and realistic expectations of what may be achieved over the coming 12 months. This document includes a \*'high level analysis' of the financials of GTW as of year ending 2022. In an effort to keep things simple amounts have been rounded and estimates made from the data currently at my disposal.

(\*High level analysis - if a detailed view is ground level think of this as a view from 30 000 feet)

Average monthly income/expenditure for year ending 2022			
Incoming		Outgoing	
HOA dues and assessment (rounded up to nearest 1000)	\$44,000	Admin	\$11,500
Less delinquencies (taken from November 30 days)	\$4000	Contract Services	\$16,000
		Repairs and Inspections	\$5,000
		Utilities	\$9,000
Average income per month	\$40,000	Total outgoing	\$41,500

**3 Pool**

Backfill only and remove debris \$40,000.

This does not include landscaping or any additional work required to set the area aside for a specific purpose (eg. a picnic area). This work cannot be funded from the reserve account.

**Major projects payable from the reserve**  
**(Approximately \$341,000)**

**Roofs**

\$3,225 per roof (unsure how many are outstanding)

**Pool 3**

Bid for remodel received - \$108,000. Cost for new fencing and permits are not included in this amount. Parts are estimated at approximately \$4125.00

**Pool 7 remodel**

Pool 7 remodel – Based mostly on the bid received from Peak Pool plastering Feb 2023 \$43,700.

This bid is probably an under estimate as it does not include the following:

1. Replacement of the entire deck. This bid quotes only for new concrete for 300 sq ft and to re-coat the remaining. It gives the approximate area of the deck at 1,500 sq ft. Using information gathered from the bids Sandra got in November 2021 from 702 Shotcrete (pools 3 and 6), to remove and replace the decks worked out at approximately \$14.80 per sq ft. Applying this amount to the approximate sq ft of 1,500 for pool 7, to replace the entire deck comes out at just over \$22,000 bumping the price up by approximately \$8000.
2. SNHD compliant drains (Cost unknown)
3. In-pool lighting. (Cost unknown)
4. 6-foot barrier fence. – Approximately 25 6ft panels per pool + 2 gate panels comes out at approximately \$4,175 (see breakdown below). This figure excludes cost of installation.
  - a. Approximately 25 6ft panels @ \$155.00 per length = \$3,875.00
  - b. 2 gates @ \$150 per gate (excluding hardware) = \$300.00

**Revised estimated cost for pool 7 - \$ 55,875.\***

\*This excludes new SNHD drains, pool lights. It also excludes a plumbing which has already been completed for this pool. This also assumes that all existing equipment (pump and sand filter etc) will not need to be replaced)

**Other pools in need of remodeling:**

Using the figures for pool 7, below are the estimated costs over the rest of the pools that need remodeling.

<b>Pool 4</b>	Remodel	\$55,875.00
	Replumbing	\$20,000.00*
	<b>Total</b>	<b>\$75,875.00</b>
<b>Pool 5</b>	Remodel	\$55,875.00
	Replumbing	\$20,000.00*

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	<b>Total</b>	<b>\$75,875.00</b>
<b>Pool 6</b>	Remodel	\$55,875.00
	Replumbing	\$20,000.00*
	Replace pump	\$4195.00**
	<b>Total</b>	<b>\$80,070.00</b>
<b>Pool 4</b>	Remodel	\$55,875.00
	Replumbing	\$20,000.00*
	<b>Total</b>	<b>\$75,875.00</b>