

Country Creek Patio Home Association, Inc
2024-2025 Budget for Ratification

OPERATING BUDGET

	EOY Proj	2023-2024 Budget	2024-2025 Budget	Per Unit Per Month
Ordinary Income/Expense				
Income				
Carry Over			28,000.00	
Release Funds From Reserves		25,000.00		
Release Funds From Contingency /aka Fut Ops	0.00	30,000.00	50,000.00	
PHA Assessments	473,000.00	464,040.00	486,000.00	180.00
RV Parking Fees	4,092.00	4,500.00	4,300.00	
Less Deferred Maint. Reserves	-50,000.00	-76,824.00	-31,000.00	-11.48
Total Income	427,092.00	446,716.00	537,300.00	168.52
Gross Revenue	427,092.00	446,716.00	537,300.00	168.52
Expense				
COMMON AREA EXPENSE				
LANDSCAPE / IRRG MAINTENANCE				
LANDSCAPE / GROUNDS				
Annual Contract- Irrigation & Grounds	206,000.04	105,040.00	236,000.00	87.41
Landscape - Shrub Maintenance	0.00	41,500.00	0.00	0.00
Landscape - Tree Maint Contract	0.00	5,004.00	0.00	0.00
Landscape - Tree Maintenance Prgm	13,500.00	0.00	13,500.00	5.00
Land - Replacement Labor	6,400.00	7,000.00	7,000.00	2.59
Land - Replacement Materials	1,750.00	2,200.00	2,200.00	0.81
Landscape - Chemicals	0.00	2,350.00	600.00	0.22
Landscape - Fertilizer	0.00	6,000.00	0.00	0.00
Landscape - Snow Removal	3,600.00	14,000.00	14,000.00	5.19
Landscape Equipment Maint.	0.00	1,800.00	800.00	0.30
Landscape - General Maintenance other	3,824.70	22,800.00	0.00	0.00
Total LANDSCAPE / GROUNDS	235,074.74	207,694.00	274,100.00	101.52
IRRIGATION				
Entrance Pond -R (moved to other expense)	0.00	6,400.00		
Irrigation Maintenance	979.15	19,260.00	0.00	0.00
Silt Trap Cleaning	700.00	1,500.00	1,500.00	0.56
Irrigation Repairs	1,353.50	4,900.00	4,900.00	1.81
IRRIGATION - R (move to other expense)	0.00			
Total IRRIGATION	3,032.65	32,060.00	6,400.00	2.37
Total LANDSCAPE / IRRG MAINTENANCE	238,107.39	239,754.00	280,500.00	103.89

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BUILDING/UNIT MAINTENANCE				
Cooler / AC / HP	24,000.00	25,000.00	22,000.00	8.15
Exterior Trim	735.00	15,000.00	10,000.00	3.70
Roof inspections			9,700.00	3.59
Gutter	12,850.00	11,000.00	13,500.00	5.00
Fence / Handrail	210.00	14,000.00	14,000.00	5.19
BUILDING/UNIT MAINTENANCE total	37,795.00	65,000.00	69,200.00	25.63
Total BUILDING/UNIT MAINTENANCE	37,795.00	65,000.00	69,200.00	25.63
COMMON FACILITIES MAINTENANCE				
Community Sidewalk Repairs -R	0.00	6,000.00		
Comm Center - Cleaning	2,900.00	5,300.00	5,300.00	1.96
RV Parking Maint.	2,039.70	1,550.00	1,550.00	0.57
Comm Cntr Repair / Maintenance	1,550.00	6,000.00	6,000.00	2.22
Community Center Upgrades-R		400.00		0.00
Exercise Equipment Maintenance	500.00	500.00	500.00	0.19
COMMON FACILITIES MAINTENANCE - Other	6,989.70	19,750.00	13,350.00	4.94
Total COMMON FACILITIES MAINTENANCE	6,989.70	19,750.00	13,350.00	4.94
IND CONT- COMMON AREAS & BUILDING	800.00	34,800.00	10,000.00	10,000.00
Total COMMON FACILITIES	7,789.70	54,550.00	23,350.00	10,004.94
ADMINISTRATION				
HOA Management Fees	52,500.00	52,500.00	40,000.00	14.81
HOA Administrative Assistant	0.00		24,000.00	8.89
Special Projects (Gov Docs & Reserve Study)	15,000.00		6,000.00	2.22
Web portal & Programs	850.00	264.00	1,200.00	0.44
Board Training	900.00	3,600.00	2,000.00	0.74
Insurance	-2,627.00	6,350.00	6,350.00	2.35
Printing & Reproduction	3,500.00	1,800.00	3,500.00	1.30
Accounting & Bookkeeping	0.00	450.00	12,000.00	4.44
Legal	9,500.00	5,000.00	34,000.00	12.59
Bank Service Charges	120.00	120.00	120.00	0.04
Income Tax	900.00			0.00
Federal Income Taxes	7,200.00		7,200.00	2.67
State Income Taxes	1,700.00		1,700.00	0.63
Income Tax - Other	0.00	4,500.00		
Total Income Tax	9,800.00	4,500.00	8,900.00	3.30
Licenses & Permits	40.00	40.00	40.00	0.01
Postage & Delivery	390.00	1,020.00	1,020.00	0.38
Security System Monitoring	0.00	540.00	540.00	0.20
Total ADMINISTRATION	89,973.00	76,184.00	139,670.00	51.73

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UTILITIES				
Utilities Pump House	7,300.00	7,330.00	7,700.00	2.85
Electric / Gas	4,000.00	3,405.00	3,405.00	1.26
Phone / Internet	1,300.00	1,536.00	1,400.00	0.52
Irrigation Water	2,500.00	2,500.00	2,800.00	1.04
Domestic Water	300.00	300.00	300.00	0.11
Sewer & Trash	900.00	720.00	1,200.00	0.44
Total UTILITIES	16,300.00	15,791.00	16,805.00	6.22
SUPPLIES & MATERIALS				
Supplies & Materials	4,300.00	4,500.00	3,000.00	1.11
Small Tools	0.00	1,000.00	1,000.00	0.37
Fuel	0.00	400.00	0.00	0.00
SUPPLIES & MATERIALS - Other	0.00	0.00	0.00	0.00
Total SUPPLIES & MATERIALS	4,300.00	5,900.00	4,000.00	1.48
PHA SPONSORED EVENTS	3,750.00	3,750.00	3,750.00	1.39
Total Expense	398,015.09	460,929.00	537,275.00	
Net Ordinary Income	29,076.91	-14,213.00	25.00	

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RESERVE FUND BUDGET

	EOY Proj	2023-2024 Budget	2024-2025 Budget
Other Income/Expense			
Other Income			
Declarant Past Assessments Owed	0.00	0.00	0.00
Interest Income (Alpine Bank)	90.00	7.00	40.00
Reserves Investment Income			
Interest Income CD (EJones)	0.00	18,000.00	16,000.00
Dividend Income (EJones MMkt)	15,500.00	600.00	600.00
Total Reserves Investment Income	15,590.00	18,607.00	16,640.00
Release from Reserves			
Community Center Improvement Fund			
General Long Term Maintenance		25,000.00	37,069.00
Common Areas	4,000.00		36,400.00
Irrigation Improvements /Replace	21,200.00		7,091.00
	25,200.00	25,000.00	80,560.00
Total Other Income	40,790.00	43,607.00	97,200.00
Other Expense			
RESERVE PROJECTS			
Community Center Parking Lot			6371.00
Irrigation Unanticipated Major Repair/Replac	27,624.00		20,000.00
Pond & Irrigation Improvements	0.00	6,400.00	6,400.00
Sidewalk-Trail/ Improvement/Replacement	0.00	6,000.00	6,000.00
Park Bench Addition & Periwinkle Improvement			3,000.00
Marigold Mailbox Project			4,800.00
Deferred Maintenance Project Landscaping	4,000.00		8,000.00
Ash Borer Treatment all ash with exception of removal			30,000.00
Community Garden			4,600.00
Appliances	3,882.16		
Lighting upgrades	5,306.66		1,500.00
Exercise bike			2,500.00
Total Other Expense	40,812.82	12,400.00	93,171.00
NET Other Income/Expense	-22.82	31,207.00	4,029.00