

	180.00 Annual Budget 24-25	215.00 Budget 25-26 w/ Fully Funded Reserve	Per Unit Per Month	Per Unit Per Year
Income				
CONTINGENCY FUNDS				
Release Funds From Oper Savings	50,000.00	25,000.00		
Total CONTINGENCY FUNDS	50,000.00	25,000.00		
PHA Assessments	486,000.00	583,080.00	215.00	2,580.00
RV Parking Fees	4,300.00	4,300.00		
Less Deferred Maint. Reserves	-31,000.00	-51,528.00	-19.00	-228.00
Total Income	509,300.00	560,852.00		
Gross				
	509,300.00	560,852.00		
Expense				
LANDSCAPE / IRRG MAINTENANCE				
Annual Contract-Grounds Irrig	236,000.00	236,000.00	87.02	1,044.25
LANDSCAPE / GROUNDS				
Landscape - Tree Maintenance				
Deep Root Fertilization Program	13,500.00	13,500.00	4.98	59.73
Landscape - Tree Maintenance - Other	0.00	5,000.00	1.84	22.12
Total Landscape - Tree Maintenance	13,500.00	18,500.00	6.82	81.86
Landscape Replacement	7,000.00	12,000.00	4.42	53.10
Landscape - Chemicals	600.00	1,200.00	0.44	5.31
Landscape - Snow Removal	14,000.00	14,000.00	5.16	61.95
Landscape Equipment gen Maint.	800.00	800.00	0.29	3.54
Total LANDSCAPE / GROUNDS	35,900.00	46,500.00	17.15	205.75
IRRIGATION				
Silt Trap Cleaning	1,500.00	2,000.00	0.74	8.85
Irrigation Repairs	4,900.00	8,000.00	2.95	35.40
Total IRRIGATION	6,400.00	10,000.00	3.69	44.25
Total LANDSCAPE / IRRG MAINTENANCE	278,300.00	292,500.00	107.85	1,294.25
BUILDING/UNIT MAINTENANCE				
Roof Inspections	9,700.00	0.00	0.00	0.00
Exterior Painting / Staining	10,000.00	12,000.00	4.42	53.10
Cooler / AC / HP	22,000.00	27,120.00	10.00	120.00
Gutter	13,500.00	13,500.00	4.98	59.73
Fence / Handrail	14,000.00	14,000.00	5.16	61.95
Total BUILDING/UNIT MAINTENANCE	69,200.00	66,620.00	24.56	294.78
COMMON FACILITIES MAINTENANCE				
Comm Center - Cleaning	5,300.00	7,500.00	2.77	33.19
RV Parking Maint.	1,550.00	1,550.00	0.57	6.86
Comm Cntr Repair / Maintenance	6,000.00	4,500.00	1.66	19.91
Exercise Equipment & Pool Table Maintenance	500.00	800.00	0.29	3.54
Total COMMON FACILITIES MAINTENANCE	13,350.00	14,350.00	5.29	63.50
Contract Labor - Ind Contractors	10,000.00	10,000.00	3.69	44.25
Total Common Areas Maintenance	370,850.00	383,470.00		1,696.77
ADMINISTRATION				
Special Projects	6,000.00	1,500.00	0.55	6.64
HOA Management Fees				
HOA Manager	40,000.00	45,000.00	16.59	199.12
HOA Bookkeeping/Accounting	12,000.00	20,000.00	7.37	88.50
HOA Administrative Assistant	24,000.00	16,000.00	5.90	70.80
Total HOA Management Fees	76,000.00	81,000.00	29.87	358.41
Webportal/ Software Subscriptions	1,200.00	1,800.00	0.66	7.96
Board Training	2,000.00	2,500.00	0.92	11.06
Insurance	6,350.00	8,000.00	2.95	35.40
Printing & Reproduction	3,500.00	4,900.00	1.81	21.68
Legal	34,000.00	34,000.00	12.54	150.44
Bank Service Charges	120.00	120.00	0.04	0.53
Income Tax				
Federal Income Taxes	7,200.00	10,000.00	3.69	44.25
State Income Taxes	1,700.00	2,000.00	0.74	8.85
Income Tax - Other	0.00	0.00	0.00	0.00
Total Income Tax	8,900.00	12,000.00	4.42	53.10
Licenses & Permits	40.00	60.00	0.02	0.27
Postage & Delivery	1,020.00	1,020.00	0.38	4.51
Security System Monitoring	540.00	540.00	0.20	2.39
Total ADMINISTRATION	139,670.00	147,440.00	54.37	652.39

UTILITIES				
Utilities Pump House	7,700.00	8,000.00	2.95	35.40
Electric / Gas	3,405.00	4,800.00	1.77	21.24
Phone / Internet	1,400.00	1,600.00	0.59	7.08
Irrigation Water	2,800.00	2,800.00	1.03	12.39
Domestic Water	300.00	400.00	0.15	1.77
Sewer & Trash Service	1,200.00	1,200.00	0.44	5.31
Total UTILITIES	16,805.00	18,800.00	6.93	83.19
SUPPLIES & MATERIALS				
Supplies & Materials	3,000.00	3,000.00	1.11	13.27
Small Tools	1,000.00	1,000.00	0.37	4.42
Total SUPPLIES & MATERIALS	4,000.00	4,000.00	1.47	17.70
PHA SPONSORED EVENTS	3,750.00	3,750.00	1.38	16.59
Total Expense	535,075.00	557,460.00	205.55	2,466.64
Net Ordinary Income	-25,775.00	3,392.00	1.25	15.01
Fund Operational Savings		3,000.00	1.11	13.27