

Peaks at Redlands Mesa Budget

2025 Budget Approved

\$265/Month (25 Units) Effective 7/1/2025.

Special Assessment \$1,230/unit to Paint/Stucco Repairs at 382 Due 7/1/25

INCOME

| | 2023 | 2024 | 2025 |
|--------------------------------------|---------------------|--------------------|---------------------|
| | Actual | Actual | Proposed |
| Income from Operations | \$75,411.00 | \$73,922.00 | \$79,500.00 |
| Special Assessment Income | \$34,500.00 | \$1,500.00 | \$43,992.00 |
| Maintenance Reimbursement | \$210.00 | | |
| Interest | \$37.84 | \$29.01 | \$30.00 |
| Violation Fees/Fines/Reimbursement/s | | \$28.55 | |
| Total Income | \$110,158.84 | \$75,479.56 | \$123,522.00 |

Expenses

| | | | |
|---------------------------------------|---------------------|--------------------|---------------------|
| Landscape (Contract) | \$2,728.08 | \$2,728.08 | \$3,080.00 |
| Irrigation Repairs | \$1,836.96 | \$351.15 | \$1,250.00 |
| Repair & Maintenance | \$5,343.65 | \$14,433.35 | \$6,000.00 |
| Painting/Stucco | \$45,146.97 | | \$43,992.00 |
| Grounds | | \$1,149.84 | \$1,150.00 |
| Snow Removal | \$10,988.50 | \$1,098.90 | \$2,100.00 |
| Management | \$6,000.00 | \$6,450.00 | \$6,600.00 |
| Master Association Dues (\$500/Owner) | \$10,800.00 | \$12,000.00 | \$12,000.00 |
| Security & Protection/Internet | \$299.97 | | |
| Insurance G/L & D/O | \$25,561.50 | \$25,431.25 | \$26,845.50 |
| Electricity | \$318.75 | \$407.20 | \$370.00 |
| Office/Mailing | \$424.85 | \$377.86 | \$450.00 |
| Misc./Meeting Costs | | | \$55.00 |
| Legal/Professional Fees | \$525.00 | \$50.00 | |
| Registration and Filing Fees | \$43.00 | \$85.00 | \$53.00 |
| Tax Preparation & Filing | \$190.00 | \$250.00 | \$250.00 |
| Federal & State Taxes | | \$25.00 | \$25.00 |
| Bank Charges | | \$7.00 | \$7.00 |
| Capital Reserve | | \$14,400.00 | \$14,400.00 |
| Total Expenses | \$110,207.23 | \$79,244.63 | \$118,627.50 |

NET INCOME

| | | | |
|--|----------|-------------|------------|
| | -\$48.39 | -\$3,765.07 | \$4,894.50 |
|--|----------|-------------|------------|

Balances YTD, 2025:

Operating Account: \$16,804.37

Reserves Account: \$67,014.00

Total Balance: \$83,818.37