

BUDGET FOR THE COUNTRY CREEK PATIO HOME ASSOCIATION (PHA)

2022-23 Fiscal Year (Beginning April 1, 2022)

(Average of 210 Residential Units)

PHA'S EXPENSES	PER UNIT		ENTIRE ASSOCIATION		
	ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY
	Units: 210				
Landscape/Irrigation Maintenance	\$ 925.55	\$ 77.13	\$ 194,366.00	42.8%	\$ 16,197.17
Building Maintenance	\$ 202.38	\$ 16.87	\$ 42,500.00	9.4%	\$ 3,541.67
RV Parking Maintenance					
Daily Maintenance Personnel (Contractors)	\$ 114.29	\$ 9.52	\$ 24,000.00	5.3%	\$ 2,000.00
Administrative Expenses	\$ 110.94	\$ 9.24	\$ 23,297.00	5.1%	\$ 1,941.42
Utilities	\$ 68.40	\$ 5.70	\$ 14,365.00	3.2%	\$ 1,197.08
Repairs & Maintenance of Common Facilities & Areas	\$ 451.10	\$ 37.59	\$ 94,730.00	20.9%	\$ 7,894.17
Supplies & Materials	\$ 37.31	\$ 3.11	\$ 7,835.00	1.7%	\$ 652.92
PHA Sponsored Events	\$ 13.57	\$ 1.13	\$ 2,850.00	0.6%	\$ 237.50
Discretionary Spending:					
None for 2022-23	\$ -	\$ -	\$ -	0.0%	\$ -
RV Parking expenses paid for by RV Parking Fees					
RV Parking Maintenance			\$ 3,000.00	0.7%	\$ 250.00
Total Expenses:	\$1,923.54	\$ 160.29	\$ 406,943.00	90%	\$ 33,911.92
ALLOCATION FOR RESERVE FUNDS	Present Balance	Yearly Funding Requirements			
Irrigation Reserve	\$ 67,224	\$ 3,896	\$ 18.55	\$ 1.55	\$ 3,896.00 0.9% \$ 324.67
Common Areas Reserve	\$144,876	\$ 17,300	\$ 82.38	\$ 6.87	\$ 17,300.00 3.8% \$ 1,441.67
General Maintenance Reserve	\$239,414	\$ 25,780	\$ 122.76	\$ 10.23	\$ 25,780.00 5.7% \$ 2,148.33
Operations Reserve	\$ 60,000	\$ -	\$ -	\$ -	\$ - 0.0% \$ -
Total Reserve Funds:	\$511,514	\$ 46,976	\$ 223.70	\$ 18.64	\$ 46,976.00 10% \$ 3,914.67
TOTAL: PHA EXPENSE & RESERVE	\$2,147.23	\$ 178.94	\$ 453,919.00		\$ 37,826.58
PHA'S INCOME	PER UNIT		ENTIRE ASSOCIATION		
	ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY
210 PHA Dues	\$1,800.00	\$ 150.00	\$ 378,000.00	86.6%	\$ 31,500.00
Interest/Dividend Income	\$ 9.64	\$ 0.80	\$ 2,024.00	0.5%	\$ 168.67
Transfer from Reserves Account (To cover Sidewalk Repair & Pond Cleaning)			\$ 45,000.00	10.3%	\$ 3,750.00
Other Fees (RV Parking & HOA Transfer Fees)	\$ 130.00	87	\$ 11,300.00	2.6%	\$ 941.67
TOTAL: PHA INCOME	\$2,077.73	\$ 173.14	\$ 436,324.00		\$ 36,360.33
Surplus/(Deficit)	\$ (69.50)	\$ (5.79)	\$ (17,595.00)		\$ (1,466.25)