

BUDGET FOR THE COUNTRY CREEK PATIO HOME ASSOCIATION (PHA)

2018-19 Fiscal Year (Beginning April 1, 2018)

(Average of 170 Residential Units)

PHA'S EXPENSES		PER UNIT		ENTIRE ASSOCIATION			
		ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY	
ADMINISTRATIVE EXPENSES		Units: 170					
PHA Management (See Operations Reserve)		\$ -	\$ -	\$ -		\$ -	
Legal Fees		\$ 4.20	\$ 0.35	\$ 714.00		\$ 59.50	
Accounting Fees		\$ 3.00	\$ 0.25	\$ 510.00		\$ 42.50	
Insurance & Bonds		\$ 24.00	\$ 2.00	\$ 4,080.00 *		\$ 340.00	
Bank Charges		\$ 1.20	\$ 0.10	\$ 204.00		\$ 17.00	
Federal Income Tax		\$ 4.80	\$ 0.40	\$ 816.00		\$ 68.00	
Administrative Expenses & Bookkeeping		\$ 43.20	\$ 3.60	\$ 7,344.00 *		\$ 612.00	
Total Administrative Expenses:		\$ 80.40	\$ 6.70	\$ 13,668.00	5%	\$ 1,139.00	
MAINTENANCE & OPERATING EXPENSES							
Lawn Maintenance/Fertilize Areas		\$ 420.00	\$ 35.00	\$ 71,400.00		\$ 5,950.00	
Insect & Weed Control & Fertilizer		\$ 49.20	\$ 4.10	\$ 8,364.00		\$ 697.00	
Tree Maintenance		\$ 24.00	\$ 2.00	\$ 4,080.00		\$ 340.00	
Shrub Replacement/Removal		\$ 24.00	\$ 2.00	\$ 4,080.00		\$ 340.00	
Snow Removal (Three X /year)		\$ 52.80	\$ 4.40	\$ 8,976.00		\$ 748.00	
Irrigation Water		\$ 5.16	\$ 0.43	\$ 877.20		\$ 73.10	
Irrigation System Maintenance		\$ 25.20	\$ 2.10	\$ 4,284.00		\$ 357.00	
Daily Maintenance Personnel (Contractors)		\$ 348.00	\$ 29.00	\$ 59,160.00		\$ 4,930.00	
Temp Maintenance Personnel (Staffing Services)		\$ 96.00	\$ 8.00	\$ 16,320.00		\$ 1,360.00	
PHA Sponsored Festivities		\$ 12.00	\$ 1.00	\$ 2,040.00		\$ 170.00	
Cleaning Service (Com Cen)		\$ 12.00	\$ 1.00	\$ 2,040.00		\$ 170.00	
Repairs & Maintenance of Common Facilities and Areas		\$ 18.00	\$ 1.50	\$ 3,060.00		\$ 255.00	
Utilities: Elec (Com Cen+Irr) & Gas		\$ 42.00	\$ 3.50	\$ 7,140.00		\$ 595.00	
Phone & Internet		\$ 6.00	\$ 0.50	\$ 1,020.00 *		\$ 85.00	
Water and Sewer		\$ 4.80	\$ 0.40	\$ 816.00		\$ 68.00	
Routine Maint. (GEO, AC, Coolers)		\$ 102.00	\$ 8.50	\$ 17,340.00		\$ 1,445.00	
Exterior Maintenance (each unit, every 3 yrs)		\$ 48.00	\$ 4.00	\$ 8,160.00		\$ 680.00	
Discretionary Spending:							
New Exercise Bike		\$ 3.00	\$ 0.25	\$ 510.00		\$ 42.50	
Library Improvements		\$ 3.00	\$ 0.25	\$ 510.00		\$ 42.50	
Total Maintenance/Operating/Discretionary Expenses:		\$ 1,295.16	\$ 107.93	\$ 220,177.20	83%	\$ 18,348.10	
ALLOCATION FOR RESERVE FUNDS		Present Yearly Funding					
	Balance	Requirements					
Irrigation Reserve	\$ 46,399	\$ 1,000	\$ 6.00	\$ 0.50	\$ 1,020.00	\$ 85.00	
Common Areas Reserve	\$ 108,680	\$ 7,566	\$ 44.40	\$ 3.70	\$ 7,548.00	\$ 629.00	
General Maintenance Reserve	\$ 144,728	\$ 13,606	\$ 80.40	\$ 6.70	\$ 13,668.00	\$ 1,139.00	
Operations Reserve	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	
Maintenance Shop Payment	\$ 10,752	\$ 10,700	\$ 63.00	\$ 5.25	\$ 10,710.00	\$ 892.50	
Total Reserve Funds:	\$ 370,559	\$ 32,872	\$ 193.80	\$ 16.15	\$ 32,946.00	12%	\$ 2,745.50
TOTAL: PHA EXPENSE & RESERVE		\$ 1,569.36	\$ 130.78	\$ 266,791.20		\$ 22,232.60	
PHA'S INCOME		PER UNIT		ENTIRE ASSOCIATION			
		ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY	
170	PHA Dues	\$ 1,560.00	\$ 130.00	\$ 265,200.00	99%	\$ 22,100.00	
	Interest from Savings	\$ 9.42	\$ 0.79	\$ 1,602.00		\$ 133.50	
TOTAL: PHA INCOME		\$ 1,569.42	\$ 130.79	\$ 266,802.00		\$ 22,233.50	
Surplus/(Deficit)		\$ 0.06	\$ 0.01	\$ 10.80		\$ 0.90	