

BUDGET FOR THE COUNTRY CREEK PATIO HOME ASSOCIATION (PHA)

2017-18 Fiscal Year (Beginning April 1, 2017)

(Average of 160 Residential Units)

PHA'S EXPENSES		PER UNIT		ENTIRE ASSOCIATION		
		ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY
ADMINISTRATIVE EXPENSES		Units: 160				
PHA Management (See Operations Reserve)	\$	-	\$	-	\$	-
Legal Fees	\$	4.20	\$	0.35	\$	672.00
Accounting Fees	\$	3.00	\$	0.25	\$	40.00
Insurance	\$	21.60	\$	1.80	\$	288.00
Bank Charges	\$	1.20	\$	0.10	\$	16.00
Federal Income Tax	\$	9.00	\$	0.75	\$	120.00
Administrative Expenses	\$	4.20	\$	0.35	\$	56.00
Total Administrative Expenses:		\$	43.20	\$	3.60	6,912.00
				3%	\$	576.00
MAINTENANCE & OPERATING EXPENSES						
Lawn Maintenance/Grub Control	\$	420.00	\$	35.00	\$	5,600.00
Shrub Maintenance & Fertilize all areas	\$	48.00	\$	4.00	\$	640.00
Insect & Weed Control	\$	22.80	\$	1.90	\$	304.00
Tree Maintenance	\$	42.00	\$	3.50	\$	560.00
Shrub Replacement/Removal	\$	30.00	\$	2.50	\$	400.00
Snow Removal (Three X /year)	\$	52.80	\$	4.40	\$	704.00
Irrigation Water	\$	5.16	\$	0.43	\$	68.80
Irrigation System Maintenance	\$	24.00	\$	2.00	\$	320.00
Maintenance Personnel (Payroll)	\$	330.00	\$	27.50	\$	4,400.00
Maintenance Personnel (Contract)	\$	96.00	\$	8.00	\$	1,280.00
PHA Sponsored Festivities	\$	12.00	\$	1.00	\$	160.00
Cleaning Service (Com Cen)	\$	15.00	\$	1.25	\$	200.00
Repairs & Maintenance of Common Facilities and Areas	\$	18.00	\$	1.50	\$	240.00
Elec (Com Cen+Irr), Gas & Phone	\$	42.00	\$	3.50	\$	560.00
Water and Sewer	\$	5.40	\$	0.45	\$	72.00
Routine Maint. (GEO, AC, Coolers)	\$	102.00	\$	8.50	\$	1,360.00
Exterior Maintenance (each unit, every 3 yrs)	\$	48.00	\$	4.00	\$	640.00
Discretionary Spending:						
Community Center Equipment	\$	6.00	\$	0.50	\$	80.00
Total Maintenance/Operating/Discretionary Expenses:		\$	1,319.16	\$	109.93	211,065.60
				84%	\$	17,588.80
		Present	Yearly Funding			
		Balance	Requirements			
ALLOCATION FOR RESERVE FUNDS	\$	43,776	\$	1,000	\$	88.00
Irrigation Reserve	\$	43,776	\$	1,000	\$	88.00
Common Areas Reserve	\$	101,000	\$	7,566	\$	640.00
General Maintenance Reserve	\$	131,000	\$	13,606	\$	1,144.00
Operations Reserve	\$	60,000	\$	-	\$	-
Maintenance Shop Payment	\$	-	\$	10,700	\$	896.00
Total Reserve Funds:		\$	335,776	\$	32,872	2,768.00
			\$	207.60	\$	17.30
					13%	\$
						2,768.00
TOTAL: PHA EXPENSE & RESERVE			\$1,569.96	\$ 130.83	\$ 251,193.60	\$ 20,932.80
PHA'S INCOME						
160 PHA Dues	5.8%	\$1,560.00	\$	130.00	\$	20,800.00
Interest from Savings		\$	10.01	\$	0.83	133.50
TOTAL: PHA INCOME			\$1,570.01	\$ 130.83	\$ 251,202.00	\$ 20,933.50
Surplus/(Deficit)		\$	0.05	\$	0.00	\$ 8.40
						\$ 0.70