

**BUDGET FOR THE COUNTRY CREEK PATIO HOME ASSOCIATION (PHA)**

**2019-20 Fiscal Year (Beginning April 1, 2019)**

**(Average of 185 Residential Units)**

PHA'S EXPENSES		PER UNIT		ENTIRE ASSOCIATION				
		ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY		
<b>ADMINISTRATIVE EXPENSES</b>		Units: 185						
PHA Management (See Operations Reserve)		\$ -	\$ -	\$ -		\$ -		
Legal Fees		\$ 3.60	\$ 0.30	\$ 666.00	0.2%	\$ 55.50		
Accounting Fees		\$ 2.76	\$ 0.23	\$ 510.60	0.2%	\$ 42.55		
Insurance & Bonds		\$ 24.00	\$ 2.00	\$ 4,440.00	1.3%	\$ 370.00		
Bank Charges		\$ 0.72	\$ 0.06	\$ 133.20	0.0%	\$ 11.10		
Federal Income Tax @	30% tax rate	\$ 11.35	\$ 0.95	\$ 2,100.08	0.6%	\$ 175.01		
Administrative Expenses & Bookkeeping		\$ 42.00	\$ 3.50	\$ 7,770.00	2.3%	\$ 647.50		
<b>Total Administrative Expenses:</b>		<b>\$ 84.43</b>	<b>\$ 7.04</b>	<b>\$ 15,619.88</b>	<b>5%</b>	<b>\$ 1,301.66</b>		
<b>MAINTENANCE &amp; OPERATING EXPENSES</b>								
Lawn Maintenance/Fertilize Areas		\$ 420.00	\$ 35.00	\$ 77,700.00	22.9%	\$ 6,475.00		
Insect & Weed Control & Fertilizer		\$ 48.00	\$ 4.00	\$ 8,880.00	2.6%	\$ 740.00		
Tree Maintenance		\$ 24.00	\$ 2.00	\$ 4,440.00	1.3%	\$ 370.00		
Shrub Replacement/Removal		\$ 30.00	\$ 2.50	\$ 5,550.00	1.6%	\$ 462.50		
Snow Removal (Three X /year)		\$ 63.60	\$ 5.30	\$ 11,766.00	3.5%	\$ 980.50		
Irrigation Water		\$ 7.20	\$ 0.60	\$ 1,332.00	0.4%	\$ 111.00		
Irrigation System Maintenance		\$ 24.00	\$ 2.00	\$ 4,440.00	1.3%	\$ 370.00		
Daily Maintenance Personnel (Contractors)		\$ 516.00	\$ 43.00	\$ 95,460.00	28.1%	\$ 7,955.00		
Daily Maintenance Personnel (Supervision)		\$ 90.00	\$ 7.50	\$ 16,650.00	4.9%	\$ 1,387.50		
PHA Sponsored Festivities		\$ 14.28	\$ 1.19	\$ 2,641.80	0.8%	\$ 220.15		
Cleaning Service (Com Cen)		\$ 14.40	\$ 1.20	\$ 2,664.00	0.8%	\$ 222.00		
Repairs & Maintenance of Common Facilities and Areas		\$ 18.00	\$ 1.50	\$ 3,330.00	1.0%	\$ 277.50		
Utilities: Elec (Com Cen+Irr) & Gas		\$ 49.20	\$ 4.10	\$ 9,102.00	2.7%	\$ 758.50		
Phone		\$ 2.64	\$ 0.22	\$ 488.40	0.1%	\$ 40.70		
Water and Sewer		\$ 4.44	\$ 0.37	\$ 821.40	0.2%	\$ 68.45		
Routine Maint. (GEO, AC, Coolers)		\$ 109.20	\$ 9.10	\$ 20,202.00	5.9%	\$ 1,683.50		
Exterior Maintenance (each unit, every 3 yrs)		\$ 61.50	\$ 5.13	\$ 11,377.50	3.3%	\$ 948.13		
<b>Discretionary Spending:</b>								
Pool Table Refelt		\$ 3.00	\$ 0.25	\$ 555.00	0.2%	\$ 46.25		
<b>Total Maintenance/Operating/Discretionary Expenses:</b>		<b>\$1,499.46</b>	<b>\$ 124.96</b>	<b>\$ 277,400.10</b>	<b>82%</b>	<b>\$ 23,116.68</b>		
<b>ALLOCATION FOR RESERVE FUNDS</b>								
		<b>Present Yearly Funding</b>						
		<b>Balance</b>	<b>Requirements</b>					
Irrigation Reserve		\$ 48,780	\$ 1,998	\$ 10.80	\$ 0.90	\$ 1,998.00	0.6%	\$ 166.50
Common Areas Reserve		\$ 112,454	\$ 13,320	\$ 72.00	\$ 6.00	\$ 13,320.00	3.9%	\$ 1,110.00
General Maintenance Reserve		\$ 151,562	\$ 17,760	\$ 96.00	\$ 8.00	\$ 17,760.00	5.2%	\$ 1,480.00
Operations Reserve		\$ 60,000	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Maintenance Shop Payment		\$ 16,107	\$ 13,898	\$ 75.12	\$ 6.26	\$ 13,897.20	4.1%	\$ 1,158.10
<b>Total Reserve Funds:</b>		<b>\$388,903</b>	<b>\$ 46,976</b>	<b>\$ 253.92</b>	<b>\$ 21.16</b>	<b>\$ 46,975.20</b>	<b>14%</b>	<b>\$ 3,914.60</b>
<b>TOTAL: PHA EXPENSE &amp; RESERVE</b>		<b>\$1,837.81</b>	<b>\$ 153.15</b>	<b>\$ 339,995.18</b>		<b>\$ 28,332.93</b>		
<b>PHA'S INCOME</b>								
				<b>PER UNIT</b>		<b>ENTIRE ASSOCIATION</b>		
				ANNUAL	MONTH	ASSOC ANN.	%	MONTHLY
185	PHA Dues			\$1,800.00	\$ 150.00	\$ 333,000.00	98%	\$ 27,750.00
	Interest from Savings @	1.80%		\$ 37.84	\$ 3.15	\$ 7,000.25		\$ 583.35
<b>TOTAL: PHA INCOME</b>				<b>\$1,837.84</b>	<b>\$ 153.15</b>	<b>\$ 340,000.25</b>		<b>\$ 28,333.35</b>
<b>Surplus/(Deficit)</b>				<b>\$ 0.03</b>	<b>\$ 0.00</b>	<b>\$ 5.08</b>		<b>\$ 0.42</b>