

## West Highlands Park

2024-25

Fiscal Year July 1, 2024 - June 30, 2025

189 Units

Monthly Assessments per Unit 2024-25:

\$ **Increase** / Decrease

% **Increase** / Decrease

Monthly Assessments per Unit 2023-24:

Monthly Master Base Assessment 2024-25:

Monthly Master Base Assessment 2023-24:

% **Increase** / Decrease

Attached 1	Attached 2	Detached
56 Units	48 units	85 Units
Garbage Included	Garbage Excluded	Garbage Excluded
<b>\$290.79</b>	<b>\$238.75</b>	<b>\$48.22</b>
<b>\$42.65</b>	<b>\$16.04</b>	<b>(\$1.50)</b>
<b>17.2%</b>	<b>7.2%</b>	<b>-3.0%</b>
\$248.14	\$222.71	\$49.72
<b>\$84.00</b>	<b>\$84.00</b>	<b>\$84.00</b>
<b>\$81.00</b>	<b>\$81.00</b>	<b>\$81.00</b>
<b>3.70%</b>	<b>3.70%</b>	<b>3.70%</b>

	Budget 2023-24	Attached 1 2024-25	Attached 2 2024-25	Detached 2024-25	Total Budget 2024-25	Increase/Decrease
<b>INCOME</b>						
Neighborhood Assessments	345,752	195,414	137,522	49,185	382,121	36,369
<b>TOTAL INCOME</b>	<b>345,752</b>	<b>195,414</b>	<b>137,522</b>	<b>49,185</b>	<b>382,121</b>	<b>36,369</b>
<b>NEIGHBORHOOD EXPENSES</b>						
<b>Utilities Expenses</b>						
Neighborhood Utilities	180	54	45	81	180	-
Neighborhood Garbage	25,081	38,000			38,000	12,919
<b>TOTAL UTILITIES</b>	<b>25,261</b>	<b>38,054</b>	<b>45</b>	<b>81</b>	<b>38,180</b>	<b>12,919</b>
<b>Landscape &amp; Maintenance Expenses</b>						
Neighborhood Landscape Maint. - Contract - Yards	36,000	11,340	9,450	17,010	37,800	1,800
Neighborhood Landscape Maint. - Non-Contract	16,000	4,200	3,500	6,300	14,000	(2,000)
Neighborhood Irrigation Common Areas	17,000	6,300	5,250	9,450	21,000	4,000
Neighborhood Irrigation Maint. & Repairs	2,500	450	375	675	1,500	(1,000)
Neighborhood Pest Control	1,200	600	500	900	2,000	800
Neighborhood Maintenance (Common Areas)	11,000	2,400	2,000	3,600	8,000	(3,000)
Neighborhood Contingency	500	150	125	225	500	-
Neighborhood Roof/Gutter Maintenance	2,600	1,000	1,000		2,000	600
Neighborhood Roof/Gutter Cleaning	4,800	2,400	2,400		4,800	0
Neighborhood Dryer Vent Cleaning	2,730	1,400	1,400		2,800	70
Drain Line Cleaning	500	150	125	225	500	-
<b>TOTAL MAINTENANCE</b>	<b>94,830</b>	<b>30,390</b>	<b>26,125</b>	<b>38,385</b>	<b>94,900</b>	<b>1,270</b>
<b>Administrative Expenses</b>						
Neighborhood Management Fees	18,216	5,738	4,782	8,607	19,127	911
Neighborhood Reserve Study	1,400	420	350	630	1,400	-
Neighborhood Legal Services	500	0	0	0	-	(500)
Neighborhood Property Ins. (Attached only)	29,000	21,978	18,722		40,700	11,700
Neighborhood Federal Income Tax	1,404	421	351	632	1,404	-
NSF Fees	100	0	0	0	-	(100)
<b>TOTAL ADMINISTRATIVE</b>	<b>50,620</b>	<b>28,557</b>	<b>24,205</b>	<b>9,869</b>	<b>62,631</b>	<b>12,011</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>170,711</b>	<b>97,001</b>	<b>50,375</b>	<b>48,335</b>	<b>195,711</b>	<b>26,200</b>
<b>RESERVE CONTRIBUTION</b>	<b>175,041</b>	<b>98,412</b>	<b>87,147</b>	<b>851</b>	<b>186,410</b>	<b>11,369</b>
<b>TOTAL EXPENSES</b>	<b>345,752</b>	<b>195,414</b>	<b>137,522</b>	<b>49,185</b>	<b>382,121</b>	<b>37,569</b>

## Reserve Budget

	Budget 2023-24	Budget 2024-25
Beginning Balance	636,610	\$ 867,719
Contribution	174,735	\$ 186,410
Interest Income	1,500	\$ -
<b>Total Reserves:</b>	<b>812,845</b>	<b>\$ 1,054,129</b>
<b>Expenses</b>		
Wood Guardrail Staining Att 1	0	
Exterior Lighting	5,000	\$ -
Concrete Repairs -Neighborhood	5,000	\$ 5,000
Siding Repair - Att 1 & 2	20,000	\$ 15,000
Roofs-Inspect/Clean/Repair-Att 1 & 2		\$ 22,000
Dry rot repair -Att 1 & 2		\$ 5,000
Railings Painting		
<b>Total Expenses:</b>	<b>30,000</b>	<b>47,000</b>
<b>Ending Balance: Projected</b>	<b>782,845</b>	<b>1,007,129</b>