

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:

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

Monthly Master Base Assessment 2024-25:

Monthly Master Base Assessment 2023-24:

% Increase / Decrease

\$84.00	\$84.00	\$84.00
\$81.00	\$81.00	\$81.00
3.70%	3.70%	3.70%

	Budget 2023-24	Attached 1 2024-25	Attached 2 2024-25	Detached 2024-25	Total Budget 2024-25	Increase/Decrease
INCOME						
Neighborhood Assessments	345,752	195,414	137,522	49,185	382,121	36,369
TOTAL INCOME	345,752	195,414	137,522	49,185	382,121	36,369
NEIGHBORHOOD EXPENSES						
Utilities Expenses						
Neighborhood Utilities	180	54	45	81	180	-
Neighborhood Garbage	25,081	38,000			38,000	12,919
TOTAL UTILITIES	25,261	38,054	45	81	38,180	12,919
Landscape & Maintenance Expenses						
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	-
TOTAL MAINTENANCE	94,830	30,390	26,125	38,385	94,900	1,270
Administrative Expenses						
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)
TOTAL ADMINISTRATIVE	50,620	28,557	24,205	9,869	62,631	12,011
TOTAL OPERATING EXPENSES	170,711	97,001	50,375	48,335	195,711	26,200
RESERVE CONTRIBUTION	175,041	98,412	87,147	851	186,410	11,369
TOTAL EXPENSES	345,752	195,414	137,522	49,185	382,121	37,569

Reserve Budget

	Budget 2023-24	Budget 2024-25
Beginning Balance	636,610	\$ 867,719
Contribution	174,735	\$ 186,410
Interest Income	1,500	\$ -
Total Reserves:	812,845	\$ 1,054,129
Expenses		
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		
Total Expenses:	30,000	47,000
Ending Balance: Projected	782,845	1,007,129