

West Highlands Park

2025-26

Fiscal Year July 1, 2025 - June 30, 2026

189 Units

Attached 1	Attached 2	Detached
56 Units	48 units	85 Units
Garbage Included	Garbage Excluded	Garbage Excluded
\$320.01	\$257.60	\$53.13
\$29.22	\$18.85	\$4.91
10.0%	7.9%	10.2%
\$290.79	\$238.75	\$48.22
\$87.00	\$87.00	\$87.00
\$84.00	\$84.00	\$84.00
3.57%	3.57%	3.57%

	Budget 2024-25	Attached 1 2025-26	Attached 2 2025-26	Detached 2025-26	Total Budget 2025-26	Increase/Decrease
INCOME						
Neighborhood Assessments	382,121		215,047	148,380	54,195	417,622
TOTAL INCOME	382,121		215,047	148,380	54,195	35,501
NEIGHBORHOOD EXPENSES						
Utilities Expenses						
Neighborhood Utilities	180		54	45	81	180
Neighborhood Garbage	38,000		45,000			45,000
TOTAL UTILITIES	38,180		45,054	45	81	45,180
Landscape & Maintenance Expenses						
Neighborhood Landscape Maint. - Contract - Yards	37,800		11,460	9,550	17,190	38,200
Neighborhood Landscape Maint. - Non-Contract	14,000		4,500	3,750	6,750	15,000
Neighborhood Irrigation Common Areas	21,000		6,900	5,750	10,350	23,000
Neighborhood Irrigation Maint. & Repairs	1,500		300	250	450	1,000
Neighborhood Pest Control	2,000		750	625	1,125	2,500
Neighborhood Maintenance (Common Areas)	8,000		3,300	2,750	4,950	11,000
Neighborhood Contingency	500		150	125	225	500
Neighborhood Roof/Gutter Maintenance	2,000		900	900		1,800
Neighborhood Roof/Gutter Cleaning	4,800		2,400	2,400		4,800
Inclement Weather	0		210	175	315	700
Neighborhood Dryer Vent Cleaning	2,800		1,892	1,892		3,783
Drain Line Cleaning	500		150	125	225	500
TOTAL MAINTENANCE	94,900		32,912	28,292	41,580	102,783
Administrative Expenses						
Neighborhood Management Fees	19,127		5,910	4,925	8,865	19,701
Neighborhood Reserve Study	1,400		381	318	572	1,270
Neighborhood Legal Services	0		0	0	0	-
Neighborhood Property Ins. (Attached only)	40,700		27,945	23,805		51,750
Neighborhood Federal Income Tax	1,404		1,640	1,366	2,459	5,465
TOTAL ADMINISTRATIVE	62,631		35,876	30,414	11,896	78,186
TOTAL OPERATING EXPENSES	195,711		113,841	58,751	53,557	226,149
RESERVE CONTRIBUTION	186,410		101,206	89,629	638	191,473
TOTAL EXPENSES	382,121		215,047	148,380	54,195	417,622
						35,501

	# Units	56	48	85	189
Attached 1 & 2 contribution	Ownership %	30%	25%	45%	100.00%
	Annual Contribution	\$ 100,781	\$ 89,275	\$ -	
	Annual per unit	\$ 1,799.66	\$ 1,859.89	\$ -	
	monthly per unit	\$ 149.97	\$ 154.99	\$ -	
Neighborhood contribution	Contribution Total	\$ 1,418			
	Unit Neighborhood Allocation	\$ 425.25	\$ 354.38	\$ 637.88	
	annual per unit	\$ 7.59	\$ 7.38	\$ 7.50	
	monthly per unit	\$ 0.63	\$ 0.62	\$ 0.63	
	Per Unit	\$ 101,206.11	\$ 89,629.07	\$ 637.88	\$ 191,473
	Unit Total per Month				
	Total Unit Contribution				

	Budget 2024-25	Actual	Budget 2025-26
Reserve Budget			
Beginning Balance	867,719	868,146	\$ 1,076,964
Contribution	186,410	186,410	\$ 191,473
Interest Income	0	22,408	\$ 22,400
Total Reserves:	1,054,129	1,076,964	\$ 1,290,837
Expenses			
Concrete Repairs -Neighborhood	5,000		\$ 1,000
Siding Repair - Att 1 & 2	15,000		\$ 5,000
Roofs-Inspect/Clean/Repair-Att 1 & 2	22,000		\$ 22,000
Dry rot repair -Att 1 & 2	5,000		
Total Expenses:	47,000	0	\$ 28,000
Ending Balance: Projected	1,007,129	1,076,964	\$ 1,262,837

45% FUNDED