

**WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC.**
**APPROVED BUDGET FOR PERIOD 01/01/2025 - 12/31/2025**

NUMBER OF UNITS 162

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	2024 ADOPTED BUDGET	PROJECTED YEAR END 12/31/2024	2025 APPROVED BUDGET
<b>INCOME</b>			
ASSESSMENT INCOME	550,970	55,097	569,645
CABLE INCOME	1,600	1,600	1,600
CAPITAL CONTRIBUTION	4,000	4,117	3,500
LATE FEE INCOME	1,500	3,575	2,500
<b>TOTAL INCOME</b>	<b>558,070</b>	<b>64,389</b>	<b>577,245</b>

**EXPENSES:**
**ADMINISTRATIVE**

MANAGEMENT CONTRACT	29,065	29,065	30,808
ACCOUNTING/AUDIT	4,000	5,600	5,600
LEGAL FEES	1,500	690	1,000
WEBSITE EXPENSES	300	293	300
CLOUD HOSTING	2,100	2,100	2,100
BILLING/OFFICE	3,000	2,843	3,000
TAXES/LICENSES/FEES	176	176	176
INSURANCE GENERAL	31,425	22,637	24,637
TERRAMAR MASTER DUES	10,061	10,060	10,600
LINE OF CREDIT EXP 2025	0	0	450
<b>TOTAL ADMINISTRATIVE</b>	<b>81,627</b>	<b>73,464</b>	<b>78,671</b>

**UTILITIES**

ELECTRIC	6,200	7,346	7,640
WATER & SEWER	6,700	11,490	11,000
TELEPHONE	2,725	2,671	2,750
<b>TOTAL UTILITIES</b>	<b>15,625</b>	<b>21,507</b>	<b>21,390</b>

**OPERATING**

LAWN CARE CONTRACT	180,250	176,040	180,893
LANDSCAPE EXTRAS	11,500	12,975	13,000
TREE TRIMMING	40,000	39,000	40,000
IRRIGATION	6,000	17,458	13,500
JANITORIAL SERVICE	4,800	4,800	4,800
GATE ATTENDANT	158,000	159,240	159,240
SECURITY GATE REP/MAINT	3,000	4,161	4,200
REPAIRS/MAINT GENERAL	11,729	10,611	11,862
DOGGIE STATIONS	1,450	1,130	1,250
STREET SWEEPING	2,100	1,617	2,100
HOLIDAY LIGHTS	6,500	5,850	5,850
<b>TOTAL OPERATING EXP</b>	<b>425,329</b>	<b>432,882</b>	<b>436,695</b>

<b>TOTAL EXPENSES WITHOUT RESERVES:</b>	<b>522,581</b>	<b>527,853</b>	<b>536,756</b>
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**RESERVES**

BETTERMENT/IMPROVEMENT	7,000	7,000	12,000
GATE ENTRY	6,489	6,489	6,489
IRRIGATION	10,000	10,000	10,000
PAVING	12,000	12,000	12,000
<b>TOTAL RESERVES</b>	<b>35,489</b>	<b>35,489</b>	<b>40,489</b>

<b>TOTAL EXPENSES WITH RESERVES</b>	<b>558,070</b>	<b>563,342</b>	<b>577,245</b>
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MAINTENANCE FEES	YEAR 2024	YEAR 2025
<b>ESTATE HOMES 103 UNITS 0.647%</b>		
ASSESSMENT ANNUALLY	3,565.64	\$3,686.48
ASSESSMENT QUARTERLY	891.41	\$921.62
<b>MEDITERRIAN HOMES 59 UNITS 0.565%</b>		
ASSESSMENT ANNUALLY	3,113.72	\$3,219.28
ASSESSMENT QUARTERLY	778.43	\$804.82

## WHITTIER OAKS HOMEOWNERS ASSOC

## RESERVE SCHEDULE FOR YEAR 2025

G/L DESCRIPTION	ESTIMATED LIFE	ESTIMATED REMAINING LIFE	REPLACEMENT VALUE	ESTIMATED BALANCE 12/31/2024	BALANCE TO FUND	REQUIRED YEAR 2025 FUNDING
BETTERMENT/IMPROVEMENT		1	79,947	67,947	12,000	12,000
GATE	20	4	32,445	9,989	22,456	6,489
IRRIGATION	20	14	150,000	10,000	140,000	10,000
PAVING	15	5	171,000	117,542	53,458	12,000
TOTAL RESERVES			433,392	205,478	227,914	40,489