

**Tahoe Tyrol Homes Association**  
**ANNUAL PROFORMA BUDGET**

End of This FY: 12/31/2024

Date of Financials: 6/30/2024

**2025**  
Built out

116 # Units

		2025			2024			
		Per Unit Per Month	Monthly Budget	Annual Budget	Through 6/30/2024	Projected Year End	Last Year 2024	Percent Change
<b>REVENUES</b>								
62000	Average Members Assessments	111.30	12,911	154,927	77,000	154,000	152,217.01	2%
63140	Post Office Box Rental	1.08	125	1,500	1,540.00	0	1,500	0%
<b>TOTAL</b>	<b>REVENUES</b>	<b>112.38</b>	<b>13,036</b>	<b>156,427</b>	<b>78,540</b>	<b>154,000</b>	<b>153,717</b>	<b>2%</b>
<b>OPERATING COSTS</b>								
<b>Community</b>								
81001	CPA Services/Review	0.00	0	0	0.00	0	1,450	-100%
81000	Legal Service	0.00	0	0	0.00	0	1,000	-100%
80013	Communications	0.00	0	0	0.00	0	200	-100%
80017	Meetings	0.00	0	0	0.00	0	1,000	-100%
80018	Socials	0.00	0	0	0.00	0	300	-100%
96200	Inspector of Elections Svcs	0.77	90	1,075	712.50	1,425	1,233	-13%
94006	CA Corp Fee	0.03	3	35	35.00	70	35	0%
<b>TOTAL</b>	<b>Community</b>	<b>0.80</b>	<b>93</b>	<b>1,110</b>	<b>747.50</b>	<b>1,495</b>	<b>5,218</b>	<b>-79%</b>
<b>Insurance</b>								
93000	Property & Liability	4.36	505	6,065	1,990.00	3,980	6,965	-13%
93007	General Liability	0.77	90	1,074	271.00	542	3,000	-64%
93002	Umbrella	2.37	275	3,296	84.00	168	0	32959900%
93004	Directors & Officers	0.04	5	60	30.00	60	1,500	-96%
93005	Fidelity Bond	0.00	0	0	0.00	0	375	-100%
93006	Workers Comp.	0.00	0	0	0.00	0	375	-100%
<b>TOTAL</b>	<b>Insurance</b>	<b>7.54</b>	<b>875</b>	<b>10,495</b>	<b>2,375.00</b>	<b>4,750</b>	<b>12,215</b>	<b>-14%</b>
<b>Landscaping</b>								
84002	Tree Mntc	21.55	2,500	30,000	0.00	30,155	30,000	0%
84213	Addl Landscape Services	3.23	375	4,500	0.00	0	1,000	350%
<b>TOTAL</b>	<b>Landscaping</b>	<b>24.78</b>	<b>2,875</b>	<b>34,500</b>	<b>0.00</b>	<b>30,155</b>	<b>31,000</b>	<b>11%</b>
<b>Management</b>								
80100	Management Services	19.57	2,270	27,238	18,290.00	36,580	27,238	0%
80001	Postage	0.43	50	600	211.94	424	600	0%
80121	Bulk Mailings	0.25	29	350	22.10	44	350	0%
81006	Non Rtn Mgmt.	1.80	208	2,500	5,224.64	10,449	1,100	127%
80107	Non Rtn Bkpg	1.62	188	2,250	241.00	482	2,250	0%
80022	Office Expense Mgmt	0.86	100	1,200	687.67	1,375	1,800	-33%
<b>TOTAL</b>	<b>Management</b>	<b>24.52</b>	<b>2,845</b>	<b>34,138</b>	<b>24,677.35</b>	<b>49,355</b>	<b>33,338</b>	<b>2%</b>
<b>Repairs &amp; Maintenance</b>								
86012	Pool & Spa Certificate	0.65	75	900	0.00	875	900	0%
83000	Janitorial	3.59	417	5,000	4,498.00	8,996	0	#DIV/0!
83007	Patrol Service	5.17	600	7,200	0.00	0	12,672	-43%
83003	Minor Repairs	7.90	917	11,000	4,680.02	9,360	13,033	-16%
89390	Snow Removal	2.12	246	2,950	0.00	0	2,600	13%
86000	Pool Chemicals	2.66	308	3,700	2,310.68	4,621	3,500	6%
86011	Pool/Spa Repairs	2.51	292	3,500	5,030.32	10,061	1,000	250%
<b>TOTAL</b>	<b>Repairs &amp; Maintenance</b>	<b>23.96</b>	<b>2,779</b>	<b>33,350</b>	<b>16,519.02</b>	<b>33,038</b>	<b>32,805</b>	<b>2%</b>
<b>Reserve</b>								
91002	Reserve Contribution	8.86	1,028	12,334	6,168.00	12,336	12,334	0%
<b>TOTAL</b>	<b>Reserve</b>	<b>8.86</b>	<b>1,028</b>	<b>12,334</b>	<b>6,168.00</b>	<b>12,336</b>	<b>12,334</b>	<b>0%</b>
<b>Utilities</b>								
92000	Electricity	10.78	1,250	15,000	10,097.76	20,196	7,985	88%
92001	Gas	4.67	542	6,500	2,107.50	4,215	14,000	-54%
92003	Water - Domestic	1.08	125	1,500	660.14	1,320	2,862	-48%
92013	Water - Landscape	1.80	208	2,500	1,016.11	2,032	0	#DIV/0!
92015	Sewer - Domestic	2.51	292	3,500	1,735.47	3,471	1,960	79%
<b>TOTAL</b>	<b>Utilities</b>	<b>20.83</b>	<b>2,417</b>	<b>29,000</b>	<b>15,616.98</b>	<b>31,234</b>	<b>26,807</b>	<b>8%</b>
<b>TOTAL BUDGET BEFORE REVENUE OFFSET</b>		<b>111.30</b>	<b>12,911</b>	<b>154,927</b>	<b>66,104</b>	<b>162,363</b>	<b>153,717</b>	<b>1%</b>
	Revenue Offset - Post Office Box Rental	0.00	0	0			-1,500	-100%
<b>TOTAL BUDGET AFTER REVENUE OFFSET</b>		<b>111.30</b>	<b>12,911</b>	<b>154,927</b>	<b>66,104</b>	<b>162,363</b>	<b>152,217</b>	<b>2%</b>

**2025 PUPM Average Assessment**  
**2024 PUPM Average Assessment**

**% Change**  
**\$111.30**  
**\$109.35**