

CSR POA 4 YEAR Budget Proposal**Total Per Year**

Category	Account	2025 Revised					
		2024 Actual	Budget	2026	2027	2028	2029
Income							
	Architectural Review	427	427	450	450	450	450
	Special Assessment - Credits to paid Creditors	53,382	39,649	(9,912)	(9,912)	(19,825)	
	Assessments – Regular @ \$144/year	10,517	9,542	76,464	77,993	79,553	81,144
	Donations	4,017	1,004	0	0	0	0
	Fund Raiser	3,219	3,219	3,000	3,000	3,000	3,000
	Interest Income	151	76	50	51	52	52
	Late Fees	5,790	5,790	4,418	4,418	4,418	4,418
	Pool Key Fobs (Extra Key FOB Charge)	300	115	600	1,200	1,800	1,800
	Pool Membership		0	4,500	9,000	13,500	13,500
	Rentals/Clubhouse/Pool	1,300	1,300	3,800	3,800	3,800	3,800
	Resale Certificate	10,775	10,775	10,000	10,000	10,000	10,000
	Returned Check Fee	35	0	0	0	0	0
	Short Term Rental	338	0	0	0	0	0
	Tennis Court Rental				0	0	700
	Title Transfer Fee	2,625	4,000	4,000	4,000	4,000	4,000
	Uncollectible Assessments (Write-off Account Receivables)	(5,425)	(3,364)	(1,000)	(1,000)	(1,000)	(1,000)
	Bad Debts-Uncollectables	258	0				
	Bank Charges	53	0	(150)	(150)	(150)	(150)
	Deposit Refund	200	200	0			
Total Income		87,761	72,732	96,219	102,850	99,598	121,714
Expense							
	Repairs & Maintenance	11,260	0	2,000	2,000	2,000	2,000
	Special Events	1,461	1,607				
	Supplies	356	391	400	400	400	400
	Equipment Purchases	11,228	0				
	Legal Fees	0	35,000	15,000	0	0	0
	Liability & Property Insurance	12,682	13,950	16,000	16,320	16,646	16,979
	Office Supplies	984	1,083	700	714	728	743
	Postage	1,113	1,225	750	765	780	796
	Printing and Reproduction (Printing and Reproduction)	63	69				
	Pool Repairs	9,137	850	200	1,226	547	547
	Pool Supplies	3,529	3,065	3,188	3,315	3,448	3,448
	Accounting (Accounting Fees)	703	456	500	600	700	700
	Filing Fees	67	74	75	75	75	75
	Reconciliation Discrepancies	(59)					
	Reserve Funding			4,300	4,386	4,474	4,563
	Return Check Fee	(292)					
	990-N (Nonprofit tax filing)	55	60	65	66	68	69
	Taxes - Other	3					
	Electric	4,207	4,628	4,721	4,815	4,911	5,010
	Property Tax	769	769	784	800	816	832
	Telephone	1,197	1,317	1,343	1,370	1,398	1,426
	Trash Pick-Up	417	459	468	477	487	497

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		2024 Actual	Budget	2026	2027	2028	2029
	Water	1,787	1,965	2,005	2,045	2,086	2,127
	Toilet Fund (Donations taken to fund update to Clubhouse toilets)	86					
Total Operating Expense		60,754	66,969	52,499	39,375	39,564	40,212
Projects							
	Pool Pump		1,000				
	Pool Cleanup			250			
	Pool Deck & Skirt			25,000			
	Pool Fence Replacement		20,000				
	Prune Oak & Remove Cedar			38,000			
	Clean Easements			25,000	25,000		
	Clean Tennis Court						350
	Clubhouse Walkway		3,000				
	Clubhouse Soffit				2,000		
	Clubhouse Doors				9,800		
	Clubhosue Chimney					8,800	
	Clubhouse Ceiling				5,500		
	Firepit & picnic table repairs					3,600	
	Tennis Court						66500
	Basketball Court						25000
Total of Projects			24,000	88,250	42,300	12,400	91,850
Total Expenses		60,754	90,969	140,749	81,675	51,964	132,062
Net		27,007	(18,236)	(44,530)	21,175	47,634	(10,348)
Cashflow	Cash on hand (Plus Reserve Collected)		39,390	25,454	(14,690)	10,959	63,156
	Cash at year end		21,154	(19,076)	6,485	58,593	52,808