PONDEROSA HOMEOWENRS ASSOCIATION

Approved BUDGET
2025-2026

		2024-2025 Monthly Dues $165	2024-2025 Actual/Estimated	2025-2026 Monthly Dues $165
	INCOME			
	Association Fees	$120,780.00	$120,780.00	$120,780.00
	TOTAL INCOME	$120,780.00	$120,780.00	$120,780.00
	EXPENSES			
5010	Management Fees	$6,000.00	$6,000.00	$6,150.00
5015	Software Admin Fee	$0.00	$0.00	$150.00
5020	Tax Prep	150.00	150.00	175.00
5030	Postage/Printing	650.00	800.00	800.00
5040	Legal	1,000.00	0.00	1,000.00
5050	Fees & Permits	155.00	155.00	155.00
5060	Insurance	18,000.00	19,500.00	19,740.00
5070	Federal/State Taxes	50.00	50.00	50.00
5080	Real Estate Taxes	6.50	6.32	6.32
5101	Maintenance/Repairs	1,500.00	1,000.00	1,500.00
5103	Landscape Maintenance	15,000.00	14,088.00	14,510.00
5104	Tree Prunning/Removal	1,500.00	1,290.00	1,500.00
5106	Landscape Supplies/Repairs/Imp	0.00	0.00	0.00
5108	Pool Service	3,600.00	3,600.00	3,700.00
5109	Pool Repair & Supplies	1,500.00	1,500.00	1,500.00
5110	Pool Area Cleaning/Janitorial	0.00	25.00	25.00
5112	Plumbing	2,500.00	0.00	2,500.00
5113	Electrical & Light Repairs	200.00	0.00	200.00
5202	Electricity	7,700.00	7,855.60	7,900.00
5203	Water	32,000.00	30,585.39	31,000.00
5205	Trash	6,900.00	8,024.46	8,100.00
	TOTAL EXPENSES	$98,411.50	$94,629.77	$100,661.32
Transfer to reserve		$24,849.00	$24,849.00	$18,000.00
	NET INCOME	-$2,480.50	$1,301.23	$2,118.68

Proposed increase in management fee to $525.00 per month as of January 2026