Sierra Pointe Homeowners Association, Inc.

UTILITY	DUES	TOTAL MONTHLY FEE: (2024 DUES LEVELS:)	By Interest (size of Unit):	
$150.21	$327.20	**$477.41**	0.00305	**40**
$153.66	$334.70	**$488.36**	0.00312	**90**
$155.63	$338.99	**$494.62**	0.00316	**40**
$190.60	$415.16	**$568.02**	0.00387	**4**
$191.09	$416.23	**$607.32**	0.00388	**52**
$208.82	$454.85	**$663.67**	0.00424	**23**
$231.97	$505.27	**$737.24**	0.00471	**23**
$243.30	$529.95	**$773.25**	0.00494	**10**

UTILITY	DUES	2026 - Dues Levels	Unit #
$150.21	$359.91	**$510.12**	**40**
$153.66	$368.17	**$521.83**	**90**
$155.63	$372.89	**$528.52**	**40**
$190.60	$456.68	**$647.28**	**4**
$191.09	$457.85	**$648.94**	**52**
$208.82	$500.34	**$709.16**	**23**
$231.97	$555.80	**$787.77**	**23**
$243.30	$582.94	**$826.24**	**10**

	2026 Budget			2025 Budget	
OPERATING INCOME:					
Residential Assessments	$ 1,418,434.08			$ 1,418,430.92	
Utility Fees	$ 591,999.00	x		$ 591,998.79	
Laundry Fees (Income)	$ 6,720.00	x	Will need a good full year to set.	$ 6,720.00	
Delinquency Processing Fees	$ 4,500.00	x	Demand Letter and Lien fees (RC work)	$ 9,200.00	-$4,700.00
Late Fees & Interest	$ 10,000.00	x	Using Historical Fees	$ 11,000.00	-$1,000.00
Attorney Fees Collection	$ 8,400.00	x	* offset below / pass thru (law firm)	$ 8,400.00	
Compliance Processing Fees	$ 2,500.00	x	Admin fees for notices, etc.	$ 5,500.00	-$3,000.00
Total Income:	**$2,042,553.08**			**$2,051,249.71**	-$8,696.63
OPERATING EXPENSES:					
General Administrative	$ 5,500.00	x	Printing, postage, locks, etc.	$ 4,410.65	$1,089.35
Bad Debt	$ 500.00	x	1 home written off (BR or Fore.)	$ 4,500.00	-$4,000.00
Delinquency Fee Expense	$ 4,500.00	x	Demand Letter and Lien fees (RC work)	$ 9,200.00	-$4,700.00
Compliance Fee Expense	$ 2,500.00	x	Offset for Income Above	$ 5,500.00	-$3,000.00
Property & D&L Laib. Insurance	**$ 266,063.08**	x	Actual renewal for CGL is below:	**$ 417,604.27**	-$151,541.19
Comm General Liability	*$ 237,210.44*		*** 15% / $37M, 5% W&H / $25k Deductible*	*$ 384,161.16*	
General Liability	*$ 13,568.04*		*** 8% / $1M & $2M and $5k Med Pay, no ded.*	*$ 12,563.00*	
Umbrella	*$ 2,699.55*		*** 5% estimated*	*$ 2,571.00*	
Worker's Comp	*$ 352.00*		*** $1M x3*	*$ 352.00*	
Crime - Fidelity	*$ 1,247.36*		*** 8% / $1.8M with $7.5k deductible*	*$ 2,336.50*	
Directors & Officers	*$ 2,674.08*		*** 8% / $1M with $1k deductible*	*$ 2,336.50*	
*** Finance Fees*	*$ 8,311.61*		*Actuals for all items above*	*$ 13,284.11*	
Electricity	$ 220,000.00	x	Electric: 6.5% increase.	$ 220,000.00	$591,999.00
Gas Service	$ 156,999.00	x	Natural Gas: 4% increase / 3-year average.	$ 156,999.00	
Water & Sewer	$ 215,000.00	x	Water: 6.5% / Wastewater: 9% - all for 5 years	$ 215,000.00	
Trash Removal Service	$ 73,100.00	x	$4.7k x12 / month plus extras	$ 65,000.00	$8,100.00
			Trash enclosure cleanup / Common Areas $900		
			Pet Station Service		
			Trash policing, pet waste, cleanup		
Cable & Internet	$ 4,980.00	x	Cable $371 & Alarm $34	$ 3,180.00	$1,800.00
Janitorial Services	$ 22,200.00	x	Cleaning of x6 laundry rooms	$ 21,000.00	$1,200.00
Pest Control	$ 48,000.00	x	5-year schedule / 8 Bldg.'s for 2026	$ 36,400.00	$11,600.00
			** Add 3510 P from 2025		
Pool Management	$ 12,105.00	x	Open, fill, service and shut-down, 15 weeks	$ 9,350.00	$2,755.00
Safety & Security	$ 14,560.00	x	Extra Duty Police, weekly visits	$ 14,560.00	
Landscaping Contract	$ 57,696.00	x	Same as 2025 / first full year	$ 57,696.00	
Landscaping Other	$ 17,500.00	x	* Weed chemicals / Other removals, etc.	$ 30,500.00	-$13,000.00
Snow Removal	$ 35,000.00	x	Using actuals after change in specifications	$ 17,500.00	$17,500.00

Irrigation Repairs & Mtc.	$ 12,200.00	x		$ 10,000.00	$2,200.00
Electrical/Light Rprs and Mtc.	$ 10,500.00	x		$ 10,500.00	
General Mtc. & Rpr.	$ 135,000.00	x	Using actuals	$ 122,000.00	$13,000.00
Gutter Repair & Maintenance	$ 12,200.00	x	cleaning x2 and $2.8k repairs	$ 11,800.00	$400.00
Hydrant / Extinguishers	$ 3,500.00	x	WSFP	$ 3,500.00	
Roof Repair & Mtc.	$ 7,500.00	x		$ 4,500.00	$3,000.00
Street Repair & Mtc.	$ 8,900.00	x	4 pothole runs / sweep $750 x2	$ 7,400.00	$1,500.00
Tree Mtc.	$ 3,400.00	x	New line item for 2026		$3,400.00
Audit & Tax Services	$ 375.00	x	Return only for 2025	$ 375.00	
Legal - Collections	$ 8,400.00	x	Funds spent in Collection Process (law firm)	$8,400.00	
Legal - General	$ 750.00	x	for Board use only	$ 750.00	$0.00
Management Fees	$ 59,625.00	x		$ 59,625.00	
Operating Contingency	$ 24,000.00	x	$2k per month / funded to Reserves if not used	$ 24,000.00	
Reserve Contributions	$ 600,000.00	x		$ 500,000.00	$100,000.00
Total OPERATING EXPENSES:	**$2,042,553.08**			**$2,051,249.92**	-$8,696.84
Surplus / (Shortage):	**$0.00** Balanced Budget			**$0** Balanced Budget	

$220 Electricity	$ 205,545.00	x	2027
$156.9 Gas Service	$ 131,548.40	x	$10k
$215 Water & Sewer	$ 196,375.00	x	$10k

$220 Electricity	$ 218,905.43	x	2028
$156.9 Gas Service	$ 131,627.05	x	
$215 Water & Sewer	$ 209,139.38	x	

$220 Electricity	$ 233,133.85	x	2029
$156.9 Gas Service	$ 144,364.65	x	
$215 Water & Sewer	$ 222,733.06	x	