

## The Sanctuary CA - 2025 Budget

		\$550 Dues		2025 Budget -	
		2024 Budget	2024 Year Est. Actuals	w/ Increase \$565 per lot	Notes (29 Homes)
<b>Income</b>					
	Assessment Income				
	Annual Assessments	15,950.00	15,950.00	16,385.00	\$550 x 29 / \$565 x 29
	Electricity Reimbursement	1,900.00	1,894.79	1,950.00	
	Total Assessment Income	17,850.00	17,844.79	18,335.00	
	<b>Total Income</b>	<b>17,850.00</b>	<b>17,844.79</b>	<b>18,335.00</b>	
<b>Expense</b>					
	<b>Administration</b>				
	Annual Tax Prep	300.00	275.00	350.00	CPA Tax Filings
	Taxes	0.00	36.17	40.00	
	Legal- Collections & Covenants	120.00	111.00	0.00	
	Capital Reserves Transfer	35.00	35.00	0.00	
	Liability Insurance	780.00	780.00	800.00	
	Management Contract	4,200.00	4,225.00	4,500.00	
	Printing & Postage	120.00	180.00	0.00	Included with new Mgmt Vendor
	Safety / Violation Inspection	0.00	125.00	300.00	\$150 per inspection
	Meetings & Social	95.00	0.00	100.00	
	<b>Total Administration</b>	<b>5,650.00</b>	<b>5,767.17</b>	<b>6,090.00</b>	
	<b>Grounds and Pond</b>				
	Grounds Improvements	300.00	300.00	300.00	
	Ground Maintenance Contract	2,640.00	2,496.00	2,640.00	
	Irrigation Repairs / Service	200.00	688.00	500.00	
	<b>Total Grounds and Pond</b>	<b>3,140.00</b>	<b>3,484.00</b>	<b>3,440.00</b>	
	<b>Utilities</b>				
	Electric	8,460.00	8,597.00	8,600.00	Increased Rates
	Irrigation Water	600.00	0.00	0.00	
	<b>Total Utilities</b>	<b>9,060.00</b>	<b>8,597.00</b>	<b>8,600.00</b>	
	<b>Total Expense</b>	<b>17,850.00</b>	<b>17,848.17</b>	<b>18,130.00</b>	
	<b>Net Income</b>	<b>0.00</b>	<b>--3.38</b>	<b>205.00</b>	2025 Savings Deposit (\$205) 2024 Transfer from Savings (\$35+)

**NOTES:**

- > \$1,700 in checking after September bills;
- > \$5,500+ in Capital Reserve / Money Market
- > CD Investment: 12-18-24 = \$45k