

## PHOA 2026 Budget

### Income:

Assessments (1200 x \$40 month) *90% pay	\$518,400
Ballroom Rentals	\$24,000
Fees & Fines	\$3,000
Food/ Refreshment Net Income	\$1,500
Resale Certificates	\$5,000
Renter Registration	\$1,000
Bank Interest	\$50
Gate sticker fees	\$400
<b>Total</b>	<b>\$553,350</b>

### Expenses:

#### Payroll:

Manager	\$48,000
Clerk	\$18,000
2 Maintenance Employees	\$52,000
30% premium for benefits, work comp, other	\$36,440

#### Office:

Management Co. Fees	\$22,800
Printer	\$4,000
Office Supplies	\$4,000
Bookkeeper	\$16,000
Postage, Misc	\$500

#### Pest Control:

Extermination	\$5,000
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#### Legal Fees:

Attorney/Legal Counsel	\$4000
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#### CPA/Audit

\$20,000

#### Insurance:

General Liability	\$46,000
Property	\$24,000
D&O	\$20,000

## Security:

**Front Gate & Night Guard(s)** \$90,000

## Pools:

Chemicals \$12,000  
Maintenance \$10,000

## Utilities:

Electricity	\$50,000
Water	\$6,000
Internet	\$3000
Telephone (cellular, landline)	\$2,440
Waste/trash pickup	\$5,000

## General Maintenance:

Road Maintenance/Truck Maintenance	\$4,000
Equipment Repair/Servicing	
Gasoline & Oil	\$1,500
Cleaning Supplies	\$1,500
Property Repairs	\$3,000
Misc	\$1,000

## Taxes:

Property \$28,000  
IRS

**TOTAL** **\$538,180**

**Net Income** **\$15,170**

**Marvin Flores/ Treasurer**

Jobs in Flores