

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

Total	\$553,350
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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	\$3,000
	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
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Marvin Flores/ Treasurer

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