

Crystal Bay HOA - 169 Units  
2024 Operating Budget

|                             |                                  | JAN           | FEB           | MAR           | APR           | MAY           | JUN           | JUL           | AUG           | SEP           | OCT           | NOV           | DEC           | TOTAL          |
|-----------------------------|----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| <b>INCOME</b>               |                                  |               |               |               |               |               |               |               |               |               |               |               |               |                |
| 5000                        | Residential Assmnt               | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 15,210        | 182,520        |
| <b>TOTAL INCOME</b>         |                                  | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>15,210</b> | <b>182,520</b> |
| <b>MAINT &amp; REPAIR</b>   |                                  |               |               |               |               |               |               |               |               |               |               |               |               |                |
| 8010                        | Landscape Maintenance            | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 3,520         | 42,240         |
| 8060                        | Lake Contract                    | 997           | 997           | 997           | 997           | 997           | 997           | 997           | 997           | 997           | 997           | 997           | 997           | 11,964         |
| 8061                        | Lake Repairs & Misc.             | 500           | 0             | 500           | 0             | 500           | 0             | 500           | 0             | 500           | 0             | 500           | 0             | 3,000          |
| 8062                        | Pump and Vault Contract          | 378           |               |               | 378           |               |               | 378           |               |               | 378           |               |               | 1,512          |
| 8065                        | Pump Repairs                     | 0             | 0             | 400           | 500           | 400           | 500           | 400           | 500           | 400           | 500           | 500           | 500           | 4,600          |
| 8070                        | Irrigation Repairs Labor & Parts | 300           | 0             | 300           | 0             | 300           | 0             | 300           | 0             | 300           | 0             | 300           | 300           | 2,100          |
| 8040                        | Electrical & Lighting            | 50            | 0             | 50            | 0             | 50            | 0             | 50            | 0             | 50            | 0             | 50            | 0             | 300            |
| 8025                        | Pest Control                     | 120           | 120           | 120           | 120           | 120           | 120           | 120           | 120           | 120           | 120           | 120           | 120           | 1,440          |
| 8078                        | Tree trimming & Misc.            | 0             | 2,500         | 2,500         | 10,000        |               | 0             | 3,500         | 0             | 3,000         | 3,084         | 0             | 0             | 24,584         |
| 8080                        | Contract Services                | 100           | 200           | 0             | 200           | 0             | 200           | 0             | 200           | 0             | 300           | 0             | 200           | 1,400          |
| 8283                        | Seed                             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 3,900         | 0             | 0             | 3,900          |
| <b>TOTAL</b>                |                                  | <b>5,965</b>  | <b>7,337</b>  | <b>8,387</b>  | <b>15,715</b> | <b>5,887</b>  | <b>5,337</b>  | <b>9,765</b>  | <b>5,337</b>  | <b>8,887</b>  | <b>12,799</b> | <b>5,987</b>  | <b>5,637</b>  | <b>97,040</b>  |
| <b>PARTS &amp; SUPPLIES</b> |                                  |               |               |               |               |               |               |               |               |               |               |               |               |                |
| 8260                        | Lake Chemicals                   | 100           | 100           | 100           | 100           | 100           | 100           | 100           | 100           | 100           | 100           | 100           | 100           | 1,200          |
| 8280                        | Fish Restocking                  | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              |
| 8281                        | Plants & Shrubs                  | 0             | 0             | 1,000         | 2,000         | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 3,000          |
| <b>TOTAL</b>                |                                  | <b>100</b>    | <b>100</b>    | <b>1,100</b>  | <b>2,100</b>  | <b>100</b>    | <b>100</b>    | <b>100</b>    | <b>100</b>    | <b>100</b>    | <b>100</b>    | <b>100</b>    | <b>100</b>    | <b>4,200</b>   |
| <b>UTILITIES</b>            |                                  |               |               |               |               |               |               |               |               |               |               |               |               |                |
| 8410                        | Electricity                      | 1,279         | 1,268         | 1,320         | 1,320         | 1,320         | 1,498         | 1,464         | 1,403         | 1,403         | 1,403         | 1,100         | 1,100         | 15,878         |
| 8460                        | Water                            | 30            | 30            | 30            | 30            | 30            | 30            | 30            | 30            | 30            | 30            | 30            | 30            | 360            |
| 8461                        | Lake Water                       | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 1,400         | 0             | 1,400          |
| <b>TOTAL</b>                |                                  | <b>1,309</b>  | <b>1,298</b>  | <b>1,350</b>  | <b>1,350</b>  | <b>1,350</b>  | <b>1,528</b>  | <b>1,494</b>  | <b>1,433</b>  | <b>1,433</b>  | <b>1,433</b>  | <b>2,530</b>  | <b>1,130</b>  | <b>17,638</b>  |
|                             |                                  | JAN           | FEB           | MAR           | APR           | MAY           | JUN           | JUL           | AUG           | SEP           | OCT           | NOV           | DEC           | TOTAL          |
| <b>ADMINISTRATIVE</b>       |                                  |               |               |               |               |               |               |               |               |               |               |               |               |                |
| 8610                        | Legal                            | 0             |               |               | 400           |               | 0             |               |               | 400           |               | 0             | 400           | 1,200          |
| 8611                        | Collection Costs                 | 150           | 150           | 150           | 150           | 150           | 150           | 150           | 150           | 150           | 150           | 150           | 150           | 1,800          |
| 8612                        | Lien Expense                     |               | 100           |               |               |               |               |               |               |               |               | 200           |               | 300            |
| 8630                        | Meeting/Social                   | 0             | 0             | 0             | 0             | 0             | 750           |               | 0             | 0             | 0             | 0             | 0             | 750            |

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|      |                            |              |              |              |              |              |              |              |              |              |              |              |              |               |
|------|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| 8650 | Audit & Tax preparation    | 0            | 350          | 0            | 0            | 1,800        | 900          | 0            | 0            | 0            | 0            | 0            | 0            | 3,050         |
| 8640 | Insurance D&O, Gen. & Umb. | 0            | 0            | 0            | 0            | 0            | 2,050        | 0            | 0            | 0            | 0            | 0            | 2,050        | 4,100         |
| 8660 | Management                 | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 1,150        | 13,800        |
| 8670 | File Storage               | 36           | 38           | 38           | 38           | 38           | 38           | 38           | 38           | 38           | 38           | 38           | 38           | 454           |
| 8663 | Com. Notices/Newsletters   | 200          |              |              | 200          | 0            |              | 0            | 200          |              | 0            | 0            | 0            | 600           |
| 8665 | Postage & Printing         | 425          | 0            | 30           | 30           | 30           | 30           | 30           | 30           | 30           | 30           | 30           | 30           | 725           |
| 8685 | Permits & Licenses & Taxes | 0            | 50           | 325          | 0            | 0            | 0            | 0            | 0            | 0            | 10           | 0            | 0            | 385           |
| 8632 | Website                    | 300          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 300           |
| 8682 | Statements                 | 200          | 200          | 200          | 200          | 200          | 200          | 200          | 200          | 200          | 200          | 200          | 200          | 2,400         |
|      | <b>TOTAL</b>               | <b>2,461</b> | <b>2,038</b> | <b>1,893</b> | <b>2,168</b> | <b>3,368</b> | <b>5,268</b> | <b>1,568</b> | <b>1,768</b> | <b>1,968</b> | <b>1,578</b> | <b>1,768</b> | <b>4,018</b> | <b>29,864</b> |

|              |                                      |               |               |               |               |               |               |               |               |               |               |               |               |                |
|--------------|--------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| <b>TOTAL</b> | <b>OPERATING EXPENSES</b>            | <b>9,835</b>  | <b>10,773</b> | <b>12,730</b> | <b>21,333</b> | <b>10,705</b> | <b>12,233</b> | <b>12,927</b> | <b>8,638</b>  | <b>12,388</b> | <b>15,910</b> | <b>10,385</b> | <b>10,885</b> | <b>148,742</b> |
| 9500         | <b>RESERVE</b>                       |               |               |               |               |               |               |               |               |               |               |               |               |                |
| 9520         | <b>Reserve Contribution</b>          | 3,015         | 3,015         | 3,015         | 3,019         | 2,215         | 396           | 3,943         | 4,015         | 3,015         | 3,015         | 2,767         | 2,348         | 33,778         |
|              | <b>TOTAL RESERVE</b>                 | <b>3,015</b>  | <b>3,015</b>  | <b>3,015</b>  | <b>3,019</b>  | <b>2,215</b>  | <b>396</b>    | <b>3,943</b>  | <b>4,015</b>  | <b>3,015</b>  | <b>3,015</b>  | <b>2,767</b>  | <b>2,348</b>  | <b>33,778</b>  |
|              | <b>Total Operating &amp; Reserve</b> | <b>12,850</b> | <b>13,788</b> | <b>15,745</b> | <b>24,352</b> | <b>12,920</b> | <b>12,629</b> | <b>16,870</b> | <b>12,653</b> | <b>15,403</b> | <b>18,925</b> | <b>13,152</b> | <b>13,233</b> | <b>182,520</b> |
|              | <b>TOTAL INCOME/DEFICIT</b>          | <b>2,360</b>  | <b>1,422</b>  | <b>-535</b>   | <b>-9,142</b> | <b>2,290</b>  | <b>2,581</b>  | <b>-1,660</b> | <b>2,557</b>  | <b>-193</b>   | <b>-3,715</b> | <b>2,058</b>  | <b>1,977</b>  | <b>0</b>       |

|  |                               |          |          |          |          |          |          |          |          |          |          |          |          |          |
|--|-------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|  |                               | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
|  |                               | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
|  |                               | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
|  | <b>TOTAL RESERVE EXPENSES</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

**Assumptions:**

169 Homeowners  
\$90 Assessments

Accepted

Position

Date