

2024 Sahhali South HOA - Profit & Loss (Budget)																		
Common Area Operations	Accounts	Jan-24 Budget	Feb-24 Budget	Mar-24 Budget	Apr-24 Budget	May-24 Budget	Jun-24 Budget	Jul-24 Budget	Aug-24 Budget	Sep-24 Budget	Oct-24 Budget	Nov-24 Budget	Dec-24 Budget	Total Budget	2023 Forecast	2024 Budget Over Forecast		Comments
																Variance \$	Variance %	
Revenues																		
DUES	4001	\$ 31,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,477	\$ 40,875	(9,398)	-22.99%	
Gross profit		\$ 31,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,477	\$ 40,875	(9,398)	-22.99%	
Operating expenses																		
ACCOUNTING & ADMINISTRATION	7105	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200	\$ 1,200	-	0.00%	
GENERAL REPAIR & MAINTENANCE	7125	100	100	100	100	100	100	100	100	100	100	100	100	1,200	300	900	300.00%	2024 is budgeted for \$50. per month. In 2024, the Vanora sign will be straightened/repaired. This GL covers general maintenance items that improves the management of the community, such as signage or smaller items that need attention or repaired.
WEB HOSTING	7520	125	125	125	125	125	125	125	125	125	125	125	125	1,500	2,700	(1,200)	-44.44%	2024 Digital services are reduced due to content updates and domain management.
TENANT/HOMEOWNER RELATIONS	7283	-	-	-	-	-	-	-	-	-	-	-	-	-	550	(550)	-100.00%	2024 - No funds are budgeted for this line item.
GROUNDS & LANDSCAPING	7835	-	-	1,700	1,800	1,800	1,800	3,800	1,800	1,800	1,800	-	-	16,300	15,079	1,221	8.10%	2024 landscaping for 8 months out of the year remains the same as 2023. For the month of March \$1,700. April - October @\$1,800. garbage cans are maintained on the Blue Heron trail. For the month of July, \$2,000 for any further improvements to the lower Blue Heron Trail that may be needed.
LICENSE & FEES	7675	-	-	50	-	-	-	-	-	-	-	-	-	50	50	-	0.00%	
PROFESSIONAL SERVICES	7680	-	-	1,400	-	-	-	-	-	-	-	-	-	1,400	4,602	(3,202)	-69.58%	Tax Prep Fees, do not need a reserve study update in 2024
POSTAGE & SUPPLIES	7684	5	5	5	5	5	5	5	5	5	5	5	5	60	30	30	100.20%	
OFFICE SUPPLIES	7686	5	5	5	5	5	5	5	5	5	5	5	5	60	74	(14)	-19.42%	2024 - A minimal monthly amount of \$10. is budgeted between postage and office supplies.
TRAVEL & LODGING	7688	-	-	175	-	-	-	175	-	-	175	-	-	525	315	210	66.67%	2024 - This expense was previously listed under homeowner relations. Even though we are conducting most SSH meetings virtually, we continue to visit to HOA. 2024 budget reflects four (4) visits to the community. It covers the cost of mileage; the trips have previously estimated 250 miles round trip from Springfield. 2023 standard mileage rate of 65.5 cents.
LIABILITY/PKG INSURANCE EXPENSE	9240	-	8,782	-	-	-	-	-	-	-	-	-	-	8,782	6,122	2,660	43.45%	Based on 2024 Estimate from Insurance Company
INCOME TAX EXPENSE	9630	-	-	400	-	-	-	-	-	-	-	-	-	400	407	(7)	-1.72%	Based on 2023
Total Common Area Operating Expenses		\$ 335	\$ 9,117	\$ 4,060	\$ 2,135	\$ 2,135	\$ 2,135	\$ 4,310	\$ 2,135	\$ 2,135	\$ 2,310	\$ 335	\$ 335	\$ 31,477	\$ 31,429	48	0.15%	
Net profit/loss		\$31,142	(\$9,117)	(\$4,060)	(\$2,135)	(\$2,135)	(\$2,135)	(\$4,310)	(\$2,135)	(\$2,135)	(\$2,310)	(\$335)	(\$335)	\$0	\$9,446	(9,446)	-100.00%	

Projected Cash Balance

* \$ 14,639 \$ 45,781 \$ 36,664 \$ 32,604 \$ 30,469 \$ 28,334 \$ 26,199 \$ 21,889 \$ 19,754 \$ 17,619 \$ 15,309 \$ 14,974 \$ 14,639
Beg Bal. End Bal.

2024 Budget				
Total Budgeted Expenses	\$31,477			
Total Number of Lots	63		2023 Actual	2022 Actual
			% Change from prior yr	% Change from prior yr
Dues per lot to Cover Exp.	\$ 499.63	-22.99%	\$ 648.80 26.27%	\$ 513.82 -9.84%

* Note: Projected year end balance is \$26,639 less the transfer of \$12,000 in excess funds to the Common Area reserve, which brings the account to a 12/31 projected balance of \$14,639.

2024 Sahhali South HOA - Profit & Loss (Budget)																				
Common Area Reserves		Accounts	Jan-24 Budget	Feb-24 Budget	Mar-24 Budget	Apr-24 Budget	May-24 Budget	Jun-24 Budget	Jul-24 Budget	Aug-24 Budget	Sep-24 Budget	Oct-24 Budget	Nov-24 Budget	Dec-24 Budget	Total Budget	2023 Forecast	2024 Budget Over Forecast		Comments	
																Variance \$	Variance %			
Revenues																				
COMMON AREA Reserve			\$ 46,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,000	\$ 44,118	1,882	4.27%	
Gross profit			\$ 46,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,000	\$ 44,118	1,882	4.27%	
Operating expenses																				
GROUNDS & LANDSCAPING		7835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,211	\$ 16,000	(9,789)	-61.18%	Updated RS 2023 reflects that maintenance of the Emergency Entrance gate is needed at \$211. The lower bridge rail maintenance in the dry month of August, anticipated expense at \$6,000.
Total Common Area Reserve Expenses			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,211	\$ 16,000	(9,789)	-61.18%	
Operating profit/loss			\$46,000	\$0	\$0	\$0	\$0	(\$211)	\$0	(\$6,000)	\$0	\$0	\$0	\$0	\$0	\$39,789	\$28,118	11,671	41.51%	
Other income/expenses																				
INTEREST INCOME		9400	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$3,674)	(\$1,180)	(2,494)	211.47%	
Total other Income/Expenses			(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$306)	(\$3,674)	(\$1,180)	(2,494)	211.47%	
Net profit/loss			\$46,306	\$306	\$306	\$306	\$306	\$95	\$306	(\$5,694)	\$306	\$306	\$306	\$306	\$43,463	\$29,298	14,165	48.35%		

Projected Cash Balance

* \$ 168,775

\$ 215,081

\$ 215,387

\$ 215,693

\$ 216,000

\$ 216,306

\$ 216,401

\$ 216,707

\$ 211,013

\$ 211,319

\$ 211,626

\$ 211,932

\$ 212,238

Beg Bal.

End Bal.

2024 Budget					
Reserve Study Suggested Contribution	\$	58,000			
Dues Adjustment due to excess funds in Operating at end of 2023	\$	(12,000)			
Total Budgeted Reserve Contribution	\$	46,000			
Total Number of Lots on System		63	% Change from prior yr	2023 Actual	2022 Actual
				\$ % Change from prior yr	\$ % Change from prior yr
Dues per lot	\$	730.16	4.27%	\$ 700.29 -11.76%	\$ 793.65 18.46%

* Note: ending balance reflects \$12,000 in excess funds being transferred from the Operating account to the Reserve account.

2024 Sahhali South HOA - Profit & Loss (Budget)																				
STEP System Operations		Accounts	Jan-24 Budget	Feb-24 Budget	Mar-24 Budget	Apr-24 Budget	May-24 Budget	Jun-24 Budget	Jul-24 Budget	Aug-24 Budget	Sep-24 Budget	Oct-24 Budget	Nov-24 Budget	Dec-24 Budget	Total Budget	2023 Forecast	2024 Budget Over Forecast		Comments	
																	Variance \$	Variance %		
Revenues																				
STEP System Operations		4001	\$ 30,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,218	\$ 28,490	\$	1,728	6.06%	
Gross profit			\$ 30,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,218	\$ 28,490		1727.76	6.06%	
Operating expenses																				
STEP System Operations																			Based on the necessary repairs to the system in 2023, a \$1,000 per month will be maintained for unforeseen repairs and maintenance to the system. A continued note: 2020 Step System experienced extensive issues (prompted by low usage) which required observation/testing to meet continue to work with DEQ. In 2023, the Step system alerted us of yet another leak that has been repaired. 2024 - Step System drain field located on Scherzinger will be mowed two (2) times in 2024 to maintain the field. This expense has increased \$250. each mowing. Quarterly inspections and maintenance based on 2023 actuals with a slight increase for projected vendor increase. Based on 2023 actuals. Annual discharge monitoring fee in Feb. \$200. Annual Septech inspections \$2,300. in May. Requirements of DEQ, monitoring of the spring and 2 surface points continue, March & September \$1,100 each. Sample Water testing in July \$775. Smith & Associates continue to correspond with DEQ to meet the system requirements. \$125. is projected in July. 2024 Monthly meter readings are projected to increase June 2024, a 30-day notice will be provided for the increase. A 10% increase has been applied to June - December months. Based on 2023 ACTUALS thru Sept. plus a projected 10% increase for the DEQ compliance permit for the Step System. 2024 budget: Based on 2023 Actuals thru September with a projected 5% increase.	
ROUTINE SYSTEM MAINTENANCE		7125	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000	\$ 10,788	\$	1,212		11.23%
MOWING TAX LOT 800		7215	-	-	-	2,250	-	-	-	-	2,250	-	-	-	4,500	6,000		(1,500)		-25.00%
REPAIRS & MAINTENANCE		7250	650	1,050	-	-	-	650	-	-	885	-	-	885	4,120	2,762		1,359		49.19%
SAMPLES, TESTING, REPORTING - DEQ		7260	-	200	1,100	-	2,300	-	-	900	1,100	-	-	-	5,600	5,431		169		3.11%
WATER QUALITY MONITORING		7261	125	125	125	125	125	138	138	138	138	138	138	138	1,591	1,500		91		6.07%
PERMITS - DEQ WATER QUALITY		7265	-	-	-	-	-	-	1,327	-	-	-	-	-	1,327	1,206		121		10.03%
STEP ELECTRICAL (PUD)		7280	90	90	90	90	90	90	90	90	90	90	90	90	1,080	1,023		57		5.55%
Total STEP Operating Expenses			\$1,865	\$2,465	\$2,315	\$3,465	\$3,515	\$1,878	\$2,555	\$2,128	\$5,463	\$1,228	\$1,228	\$2,113	\$30,218	\$28,710		1,508		5.25%
Net profit/loss			\$ 28,353	\$ (2,465)	\$ (2,315)	\$ (3,465)	\$ (3,515)	\$ (1,878)	\$ (2,555)	\$ (2,128)	\$ (5,463)	\$ (1,228)	\$ (1,228)	\$ (2,113)	\$ -	\$ (219)		219	-100.00%	
Projected Cash Balance																				
\$ 10,876		\$ 39,229	\$ 36,764	\$ 34,449	\$ 30,984	\$ 27,469	\$ 25,591	\$ 23,036	\$ 20,908	\$ 15,445	\$ 14,217	\$ 12,989	\$ 10,876							
Beg Bal.		End Bal.																		

2024 Budget					
Total Budgeted Expenses	\$30,218				
Total Number of Lots	58				
		% Change from prior yr		2023 Actual	2022 Actual
				\$ % Change from prior yr	\$ % Change from prior yr
Dues per lot to Cover Exp.	\$ 521.00	4.24%		\$ 499.83 -9.19%	\$ 550.41 -3.42%

2024 Sahhali South HOA - Profit & Loss (Budget)

STEP System Reserves	Accounts	Jan-24 Budget	Feb-24 Budget	Mar-24 Budget	Apr-24 Budget	May-24 Budget	Jun-24 Budget	Jul-24 Budget	Aug-24 Budget	Sep-24 Budget	Oct-24 Budget	Nov-24 Budget	Dec-24 Budget	Total Budget	2023 Forecast	2024 Budget Over Forecast		Comments
																Variance \$	Variance %	
Revenues																		
Dues - Reserves	4002	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$21,082	\$ (9,082)	-43.08%	
Gross profit		\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$21,082	\$ (9,082)	-43.08%	
Operating expenses																		
REPAIRS & MAINTENANCE	7250	\$0	\$0	\$0	\$8,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,542	\$0	\$ 8,542	100.00%	2024 budget: Page 9 of the 2023 RS Step System shows the replacement of Effluent Pumps. These expenses have been carried over from 2022 at the anticipated cost for 2024. This also covers the ground component replacement parts required to be inventories by the consultant.
Total STEP Reserve Operating Expenses		\$0	\$0	\$0	\$8,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,542	\$0	\$ 8,542	100.00%	
Operating profit/loss		\$12,000	\$0	\$0	(\$8,542)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,458	\$21,082	\$ (17,624)	-83.60%	
Other income/expenses																		
INTEREST INCOME	9400	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$1,123)	(\$709)	\$ (414)	58.48%	
Total Other Income/Expenses		(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$94)	(\$1,123)	(\$709)	\$ (414)	58.48%	
Net profit/loss		\$12,094	\$94	\$94	(\$8,448)	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$4,581	\$21,791	\$ (17,210)	-78.98%	

Projected Cash Balance

\$ 108,859 \$ 120,953 \$ 121,046 \$ 121,140 \$ 112,691 \$ 112,785 \$ 112,879 \$ 112,972 \$ 113,066 \$ 113,159 \$ 113,253 \$ 113,347 \$ 113,440
Beg Bal. End Bal.

2024 Budget				
Reserve Study Suggested Contribution	\$	12,000		
Dues Adjustment due to excess funds in Operating at end of 2023	\$	-		
Total Budgeted Reserve Contribution	\$	12,000		
Total Number of Lots on System		58	% Change from prior yr	
Dues per lot	\$	206.90	-44.06%	

2023 Actual		2022 Actual	
\$	% Change from prior yr	\$	% Change from prior yr
369.86	1.97%	362.70	-43.78%