2025 Sahhali South HOA - Profit & Loss (Budget)

STEP System Operations	Accounts	Jan-25 Budget	Feb-25 Budget	Mar-25 Budget	Apr-25 Budget	May-25 Budget	Jun-25 Budget	Jul-25 Budget	Aug-25 Budget	Sep-25 Budget	Oct-25 Budget	Nov-25 Budget	Dec-25 Budget	Total Budget	2024 Forecast	2025 Budget Over Forecast Variance $	Variance %	Comments
Revenues																		
DUES - OPERATIONS	**4001**	$ 35,398	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 35,398**	**$ 30,218**	**$ 5,180**	**17.14%**	
Gross profit		**$ 35,398**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,398**	**$ 30,218**	**$ 5,180**	**17.14%**	
Operating expenses																		
ROUTINE SYSTEM MAINTENANCE	**7125**	$ 700	$ -	$ -	$ 4,200	$ -	$ 750	$ 2,450	$ -	$ 900	$ -	$ -	$ 900	**$ 9,900**	**$ 5,525**	**$ 4,375**	**79.18%**	Based on 2024 actuals and projecting an increase on quarterly inspections and maintenance. April 2025 - tree maintenance
MOWING TAX LOT 800	**7215**	$ -	$ -	$ -	$ -	$ 2,250	$ -	$ -	$ -	$ 2,250	$ -	$ -	$ -	**$ 4,500**	**4,000**	**500**	**12.50%**	Step System drain field located on Scherzinger will be mowed two (2) times in 2025 to maintain the field
SYSTEM REPAIRS	**7250**	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	$ 1,238	**$ 14,850**	**13,601**	**1,249**	**9.18%**	Unforeseen repairs and maintenance to the STEP system.
SAMPLES, TESTING, REPORTING - DEQ	**7260**	$ -	$ -	$ 220	$ -	$ 1,975	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,195**	**1,995**	**200**	**10.03%**	Annual discharge monitoring fee in Feb. $220. Annual Septech inspections $2,500 in July. Continued requirements of DEQ, monitoring of the spring and 2 surface points, March & September $1,100 each. Sample Water testing in July $775. (higher rate due to new vendor because of John Smits retirement)
WATER QUALITY MONITORING	**7261**	$ 125	$ 125	$ 125	$ 125	$ 125	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	**$ 1,544**	**1,500**	**44**	**2.92%**	A 5% anticipated increase has been applied to June - December months
PERMITS - DEQ WATER QUALITY	**7265**	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,305	$ -	$ -	$ -	$ -	$ -	**$ 1,305**	**1,242**	**63**	**5.07%**	Based on 2024 ACTUALS thru Sept. plus a projected increase for 2025, the DEQ compliance permit for the Step System is budgeted at $1,305.
STEP ELECTRICAL (PUD)	**7280**	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	$ 98	**$ 1,176**	**1,109**	**67**	**6.06%**	Based on 2024 actuals thru September with a projected 6% increase.
INTEREST INCOME	**9400**	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	$ (6)	**$ (72)**	**(50)**	**(22)**	**44.14%**	Based on 2024 average interest received.
Total STEP Operating Expenses		**$ 2,155**	**$ 1,455**	**$ 1,675**	**$ 5,655**	**$ 5,680**	**$ 2,211**	**$ 5,216**	**$ 1,461**	**$ 4,611**	**$ 1,461**	**$ 1,461**	**$ 2,361**	**$ 35,398**	**$28,922**	**(28,994)**	**-100.25%**	
Net profit/loss		**$ 33,243**	**$ (1,455)**	**$ (1,675)**	**$ (5,655)**	**$ (5,680)**	**$ (2,211)**	**$ (5,216)**	**$ (1,461)**	**$ (4,611)**	**$ (1,461)**	**$ (1,461)**	**$ (2,361)**	**$ -**	**$ 1,296**	**(1,296)**	**-100.00%**	

Projected Cash Balance

$ 7,876	$ 41,119	$ 39,665	$ 37,990	$ 32,336	$ 26,656	$ 24,445	$ 19,230	$ 17,769	$ 13,158	$ 11,697	$ 10,237	$ 7,876
Beg Bal.												End Bal.

2025 Budget			2024 Actual		2023 Actual	
Total Budgeted Expenses	**$35,398**					
Total Number of Lots	**58**					
		% Change from prior yr	$	% Change from prior yr	$	% Change from prior yr
Dues per lot to Cover Exp.	**$ 610.31**	**17.14%**	$ 521.00	4.24%	$ 499.83	-9.19%

2025 Sahhali South HOA - Profit & Loss (Budget)

STEP System Reserves	Accounts	Jan-25 Budget	Feb-25 Budget	Mar-25 Budget	Apr-25 Budget	May-25 Budget	Jun-25 Budget	Jul-25 Budget	Aug-25 Budget	Sep-25 Budget	Oct-25 Budget	Nov-25 Budget	Dec-25 Budget	Total Budget	2024 Forecast	2025 Budget Over Forecast Variance $	Variance %	Comments
Revenues																		
STEP System Reserve		$ 12,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000	$12,000	$ (0)	0.00%	
Gross profit		**$ 12,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 12,000**	**$12,000**	**$ (0)**	**0.00%**	
Operating expenses																		
RESERVE EXPENSES	**7252**	$ -	$ -	$ -	$ 8,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,542**	**$0**	**$ 8,542**	**100.00%**	2025 budget: There were no replacement Effluent Pumps replacements in 2024. Please refer to Page 9 of the 2023 RS Step System. These 2024 expenses will be carried over to 2025 in case a replacement is required. This also covers the ground component replacement parts required to be inventories by the DEQ.
Total STEP Reserve Operating Expenses		**$ -**	**$ -**	**$ -**	**$ 8,542**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,542**	**$0**	**$ 8,542**	**100.00%**	
Operating profit/loss		**$ 12,000**	**$ -**	**$ -**	**$ (8,542)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,458**	**$12,000**	**$ (12,000)**	**-100.00%**	
Other income/expenses																		
INTEREST INCOME	**9400**	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	$ (414)	**$ (4,968)**	**($1,084)**	**$ 9,510**	**-877.36%**	Interest received on CD investment
Total Other Income/Expenses		**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (414)**	**$ (4,968)**	**($1,084)**	**$ (3,884)**	**358.33%**	
Net profit/loss		**$ 12,414**	**$ 414**	**$ 414**	**$ (8,128)**	**$ 414**	**$ 414**	**$ 414**	**$ 414**	**$ 414**	**$ 414**	**$ 414**	**$ 414**	**$ 8,426**	**$13,084**	**$ (13,084)**	**-100.00%**	

Projected Cash Balance

$ 122,065	$ 134,479	$ 134,893	$ 135,307	$ 127,179	$ 127,593	$ 128,007	$ 128,421	$ 128,835	$ 129,249	$ 129,663	$ 130,077	$ 130,491
Beg Bal.												End Bal.

2025 Budget				2024 Actual		2023 Actual	
Reserve Study Suggested Contribution	**$**	**12,000**					
Dues Adjustment due to excess interest from CD	**$**	**-**					
Total Budgeted Reserve Contribution	**$**	**12,000**					
Total Number of Lots on System		**58**					
			% Change from prior yr	$	% Change from prior yr	$	% Change from prior yr
Dues per lot	**$**	**206.90**	**0.00%**	$ 206.90	-44.06%	$ 369.86	-43.78%

2025 Sahhali South HOA - Profit & Loss (Budget)

Common Area Operations	Accounts	Jan-25 Budget	Feb-25 Budget	Mar-25 Budget	Apr-25 Budget	May-25 Budget	Jun-25 Budget	Jul-25 Budget	Aug-25 Budget	Sep-25 Budget	Oct-25 Budget	Nov-25 Budget	Dec-25 Budget	Total Budget	2024 Forecast	2025 Budget Over Forecast Variance $	2025 Budget Over Forecast Variance %	Comments
Revenues																		
DUES - OPERATIONS	**4001**	$32,164	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 32,164**	**$ 31,477**	687	2.18%	
LATE FEES	**4125**	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 50**	(50)	-100.00%	
OTHER FEES	**4326**	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 600**	(600)	-100.00%	
Gross profit		**$32,164**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,164**	**$ 32,127**	37	0.12%	
Operating expenses																		
ACCOUNTING & ADMINISTRATION	**7105**	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	**$ 1,380**	**$ 1,325**	55	4.15%	
GENERAL REPAIR & MAINTENANCE	**7125**	-	-	100	-	-	100	-	-	100	-	-	100	**400**	**200**	200	100.00%	General Maintenance/repair items that maintains the common areas.
WEB HOSTING	**7520**	125	125	125	125	125	125	125	125	125	125	125	125	**1,500**	**1,500**	-	0.00%	Content and updates as needed and domain management.
LICENSE & FEES	**7675**	-	-	50	-	-	-	-	-	-	-	-	-	**50**	**50**	-	0.00%	State of Oregon Annual Reporting Fee
PROFESSIONAL FEES	**7680**	-	-	1,300	-	-	-	850	-	-	-	-	-	**2,150**	**2,030**	120	5.91%	Tax Prep Fees (March) Schwindt & Co "off site" reserve study update (July) - 2024 CCR Checklist update
POSTAGE AND SUPPLIES	**7684**	-	-	-	-		-	-	-	-	-	-	10	**10**	**10**	-	0.00%	Postage billed annually due to small amount of use
OFFICE SUPPLIES	**7686**	5	-	-	-	-	-	-	-	-	-	-	-	**5**	**5**	-	0.00%	1099 Processing, based on 2024
TRAVEL & LODGING	**7688**	-	-	200	-	-	-	-	-	200	-	-	-	**400**	**-**	400	100.00%	Two visits to the community are anticipated at $200 per trip.
GROUNDS & LANDSCAPING	**7835**	-	-	1,800	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	**15,800**	**14,200**	1,600	11.27%	March $1,800 for seasonal maintenance. First price increase since 2022. April - October @ $2,000. will maintain the new trail/bridge off of Pelican point, along with the garbage cans on the Blue Heron trail for these months.
LIABILITY/PKG INSURANCE EXPENSE	**9240**	-	-	8,859	-	-	-	-	-	-	-	-	-	**8,859**	**8,054**	805	10.00%	Budgeted for 10% increase over 2024
INCOME TAX EXPENSE	**9630**	-	-	1,700	-	-	-	-	-	-	-	-	-	**1,700**	**1,702**	(2)	-0.12%	Based on 2024 Actual
INTEREST INCOME	**9400**	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	**(90)**	**(90)**	0	-0.38%	Budget based on average interest for 2024.
Total Common Area Operating Expenses		**$ 238**	**$ 233**	**$ 14,242**	**$ 2,233**	**$ 2,233**	**$ 2,333**	**$ 3,083**	**$ 2,233**	**$ 2,533**	**$ 2,233**	**$ 233**	**$ 343**	**$ 32,164**	**$ 28,986**	3,178	10.97%	
Net profit/loss		**$31,927**	**$ (233)**	**$ (14,242)**	**$ (2,233)**	**$ (2,233)**	**$ (2,333)**	**$ (3,083)**	**$ (2,233)**	**$ (2,533)**	**$ (2,233)**	**$ (233)**	**$ (343)**	**$ -**	**$3,141**	(3,141)	-100.00%	

Projected Cash Balance

$ 12,579	$44,505	$44,273	$ 30,031	$27,799	$25,566	$23,234	$20,151	$17,919	$15,386	$13,154	$12,921	$12,579
Beg Bal.												End Bal.

2025 Budget			2024 Actual		2023 Actual	
Total Budgeted Expenses	**$32,164**					
Total Number of Lots	**63**					
		% Change from prior yr	$	% Change from prior yr	$	% Change from prior yr
Dues per lot to Cover Exp.	**$ 510.54**	**2.18%**	$ 499.63	-22.99%	$ 648.80	-9.84%

2025 Sahhali South HOA - Profit & Loss (Budget)

Common Area Reserves	Accounts	Jan-25 Budget	Feb-25 Budget	Mar-25 Budget	Apr-25 Budget	May-25 Budget	Jun-25 Budget	Jul-25 Budget	Aug-25 Budget	Sep-25 Budget	Oct-25 Budget	Nov-25 Budget	Dec-25 Budget	Total Budget	2024 Forecast	2025 Budget Over Forecast Variance $	Variance %	Comments
Revenues																		
Dues - Reserve	**4002**	$59,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,038**	**$ 46,000**	13,038	28.34%	Per Reserve Study
Gross profit		**$59,038**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$59,038**	**$ 46,000**	13,038	28.34%	
Operating expenses																		
Reserve Expenses															**$ 5,211**			
Total Common Area Reserve Expenses															**$ 5,211**	(5,211)	0.00%	
Operating profit/loss		**$59,038**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$59,038**	**$40,789**	(48,289)	-118.39%	
Other income/expenses																		
INTEREST INCOME	**9400**	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	**($7,500)**	**($2,088)**	(5,412)	259.20%	Interest received on CD investment
Total other Income/Expenses		($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($625)	($7,500)	**($2,088)**	(5,412)	259.20%	
Net profit/loss		**$59,663**	**$625**	**$625**	**$625**	**$625**	**$625**	**$625**	**$625**	**$625**	**$625**	**$625**	**$625**	**$66,538**	**$42,877**	23,661	55.18%	

Projected Cash Balance

$ 210,337	$ 270,000	$ 270,625	$ 271,250	$ 271,875	$ 272,500	$ 273,125	$ 273,750	$ 274,375	$ 275,000	$ 275,625	$ 276,250	$ 276,875
Beg Bal.												End Bal.

2025 Budget				2024 Actual		2023 Actual	
Reserve Study Suggested Contribution	**$**	**60,320**					
Dues Adjustment due to excess interest from CD investement	**$**	**(1,282)**					
Total Budgeted Reserve Contribution	**$**	**59,038**					
Total Number of Lots on System		**63**					
			% Change from prior yr	$	% Change from prior yr	$	% Change from prior yr
Dues per lot	**$**	**937.11**	**28.34%**	$ 730.16	4.27%	$ 700.29	18.46%

2025 Sahhali South HOA - Dues Breakdown

	2025 Dues	2024 Dues	Increase/ Decrease
Models			
Common Area Operating Dues			
Common Area Dues Per Lot	$ 510.54	$ 499.63	2.18%
Total Common Area Op Dues	$ 32,164.00	$ 31,477.00	
STEP System Operating Dues			
STEP System Operating Dues Per Lot	$ 610.31	$ 521.00	17.14%
Total STEP System Op Dues	$ 35,397.75	$ 30,218.00	
Common Area Reserve Dues			
Common Area Reserve	$ 59,038.00	$ 46,000.00	
Reserve Dues per Lot	$ 937.11	$ 730.16	28.34%
STEP System Reserve Dues			
STEP System Reserve	$ 12,000.00	$ 12,000.00	
Reserve Dues per Lot	$ 206.90	$ 206.90	0.00%

Lot Dues

STEP Lots	2025	2024	% inc (dec)
Common Area Operating Dues	$ 510.54	$ 499.63	
STEP System Operating Dues	$ 610.31	$ 521.00	
Common Area Reserve Dues	$ 937.11	$ 730.16	
STEP System Reserve Dues	$ 206.90	$ 206.90	
Total Dues for STEP Lots	$ 2,264.86	$ 1,957.69	15.69%

Non-Step Lots	2025	2024	% inc (dec)
Common Area Operating Dues	$ 510.54	$ 499.63	
Common Area Reserve Dues	$ 937.11	$ 730.16	
Total Dues for Non-Step Lots	$ 1,447.65	$ 1,229.79	17.72%