

Annual Budget Report (Required Civil Code Sec. 4525)
Leisure Town Home Association

Order: 6NQFHLWD8
Address: 111 Glacier Cir
Order Date: 11-20-2023
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Leisure Town Home Association (LTHA)

LEISURE TOWN HOME ASSOCIATION
ANNUAL BUDGET
CALENDAR YEAR JULY 1, 2023 TO JUNE 30, 2024

1153 Units

	2023-2024			Annual Assessment
	Annual Budget	Per Month	Monthly Per Homeowner	
INCOME				
LTHA ASSESSMENTS	1,256,602.00	104,716.83	90.82	\$ 1,089.85
LTHA LATE FEES	6,000.00	500.00	0.43	
TITLE TRANSFER	20,500.00	1,708.33	1.48	
CC&R FINES	5,000.00	416.67	0.36	
RECOVERY ASSESSMENT INCOME	0.00	0.00	0.00	
INTEREST INCOME	10,000.00	833.33	0.72	
COLLECTION COST	5,000.00	416.67	0.36	
RENTAL INCOME - TOWN HALL	3,000.00	250.00	0.22	
RENTAL INCOME - RV STORAGE	18,500.00	1,541.67	1.34	
RENTAL INCOME - GARDEN PLOTS	500.00	41.67	0.04	
OTHER INCOME	31,720.00	2,643.33	2.29	
PAYMENT PLAN FEE INCOME	0.00	0.00	0.00	
KEY/GATE ACCESS DEVICES	3,600.00	300.00	0.26	
RETURNED CHECK CHARGES	0.00	0.00	0.00	
COLLECTION INTEREST INCOME	0.00	0.00	0.00	
TOTAL INCOME	\$ 1,360,422.00	\$ 113,368.50	\$ 98.32	
ADMINISTRATIVE				
INSURANCE LIABILITY	27,600.00	2,300.00	1.99	
AUDITING & TAX PREPARATION	2,200.00	183.33	0.16	
INCOME TAXES	0.00	0.00	0.00	
LEGAL FEES	10,000.00	833.33	0.72	
RESERVE STUDY	900.00	75.00	0.07	
COLLECTION & LIEN FEES	15,000.00	1,250.00	1.08	
BAD DEBT EXPENSE	10,000.00	833.33	0.72	
FINANCIAL SERVICES	28,000.00	2,333.33	2.02	
OFFICE SUPPLIES	2,000.00	166.67	0.14	
POSTAGE	8,000.00	666.67	0.58	
COPIES	10,000.00	833.33	0.72	
PERMITS & LICENSES	800.00	66.67	0.06	
ADMINISTRATIVE OTHER	1,700.00	141.67	0.12	
LIBRARY ANNUAL LEASE	2,300.00	191.67	0.17	
ASSOCIATION OWNED UNIT	2,500.00	208.33	0.18	
ELECTION COST	7,000.00	583.33	0.51	
SOFTWARE SUBSCRIPTION	2,000.00	166.67	0.14	
KEY/GATE ACCESS DEVICE	2,000.00	166.67	0.14	
GATE DEVICES RV LOT	800.00	66.67	0.06	
PROFESSIONAL EDUCATION	2,500.00	208.33	0.18	
COMMUNITY EVENTS	6,000.00	500.00	0.43	
ADMINISTRATIVE CONTINGENCIES	10,000.00	833.33	0.72	
REPAIRS AND MAINTENANCE				
REPAIRS & MAINTENANCE	15,000.00	1,250.00	1.08	
R & M FITNESS CENTER	5,000.00	416.67	0.36	
REPAIR & MAINTENANCE LAWN BOWLING	5,000.00	416.67	0.36	
REPAIRS & MAINTENANCE	0.00	0.00	0.00	
REPAIR & MAINTENANCE BOCCE	1,000.00	83.33	0.07	
REPAIRS & MAINTENANCE RV	500.00	41.67	0.04	
REPAIRS & MAINTENANCE GARDEN	250.00	20.83	0.02	
PREVENTATIVE MAINTENANCE - RV GATE	0.00	0.00	0.00	
EQUIPMENT LEASE	6,700.00	558.33	0.48	
EQUIPMENT PURCHASE	10,000.00	833.33	0.72	
SECURITY SERVICE/ALARM MONITORING	7,000.00	583.33	0.51	
SUPPLIES & MATERIALS	4,000.00	333.33	0.29	
JANITORIAL SERVICES	26,000.00	2,166.67	1.88	
PEST CONTROL	1,800.00	150.00	0.13	
GUTTER & WINDOW CLEANING	2,900.00	241.67	0.21	
REPAIRS AND MAINTENANCE CONTINGENCIES	10,000.00	833.33	0.72	
LANDSCAPING				
LANDSCAPE CONTRACT	117,000.00	9,750.00	8.46	
LAWN BOWLING LANDSCAPE	13,600.00	1,133.33	0.98	
RV LANDSCAPE	2,300.00	191.67	0.17	
LANDSCAPE R & M - TOWN CENTER	17,300.00	1,441.67	1.25	
LANDSCAPE R & M - LAWNBOWLING	5,000.00	416.67	0.36	
LANDSCAPE R & M - GARDEN PLOTS	0.00	0.00	0.00	
LANDSCAPE R & M - GREEN STRIP	42,000.00	3,500.00	3.04	
LANDSCAPE PLANTS & TREES	5,000.00	416.67	0.36	
LANDSCAPE ELECTRICITY	1,000.00	83.33	0.07	

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LANDSCAPE WATER	107,000.00	8,916.67	7.73
LANDSCAPE WATER - GARDEN PLOT	5,000.00	416.67	0.36
LANDSCAPE WATER - GREEN STRIP	55,000.00	4,583.33	3.98
<i>POOL</i>			
POOL CONTRACT	8,000.00	666.67	0.58
POOL REPAIRS	2,000.00	166.67	0.14
POOL SUPPLIES	8,000.00	666.67	0.58
<i>UTILITY</i>			
CABLE, INTERNET, PHONE	18,000.00	1,500.00	1.30
ELECTRICITY & GAS	25,000.00	2,083.33	1.81
ELECTRICITY RV LOT	550.00	45.83	0.04
GARBAGE	4,100.00	341.67	0.30
<i>MISCELLANEOUS</i>			
<i>PAYROLL</i>			
PAYROLL ONSITE STAFF	158,000.00	13,166.67	11.42
PAYROLL TAXES	10,900.00	908.33	0.79
EMPLOYEE'S WORKERS COMP	9,000.00	750.00	0.65
GROUP HEALTH INSURANCE	6,000.00	500.00	0.43
OVERHEAD & ADMINISTRATIVE	29,000.00	2,416.67	2.10
ADDITIONAL MANAGEMENT FEES	0.00	0.00	0.00
<i>RESERVE ALLOCATION</i>			
RESERVE ALLOCATION	353,275.00	29,439.58	25.53
Misc Expenses			
ADDITIONAL RESERVE ALLOCATION	43,947.00	3,662.25	3.18
CAPITAL IMPROVEMENTS & CONTINGENCIES	68,000.00	5,666.67	4.91
COMPLIANCE UPGRADES	0.00	0.00	0.00
DUE TO/FROM GH1	0.00	0.00	0.00
DUE TO/FROM GH2	0.00	0.00	0.00
TOTAL EXPENSES	\$ 1,360,422.00	\$ 113,368.50	\$ 98.32

LEISURE TOWN HOME ASSOCIATION
GARDEN HOMES 1 ANNUAL BUDGET
CALENDAR YEAR JULY 1, 2023 TO JUNE 30, 2024

106 Units

	2023-2024			Bi-Annual Assessment	Annual Assessment
	Approved Budget	Per Month	Monthly Per Homeowner		
INCOME					
GH 1 ASSESSMENT	86,708.00	7,225.67	68.17	\$ 409.00	\$ 818.00
GH 1 LATE FEES	300.00	25.00	0.24		
TOTAL INCOME	\$ 87,008.00	\$ 7,250.67	\$ 68.40		
EXPENSE					
<i>ADMINISTRATIVE</i>					
BAD DEBT EXPENSE	0.00	0.00	0.00		
<i>LANDSCAPE</i>					
GH1 LANDSCAPE CONTRACT	35,000.00	2,916.67	27.52		
LANDSCAPE WATER	9,104.00	758.67	7.16		
<i>RESERVE ALLOCATION</i>					
RESERVE ALLOCATION	21,984.00	1,832.00	17.28		
DUE TO/FROM LTHA	20,920.00	1,743.33	16.45		
TOTAL EXPENSES	\$ 87,008.00	\$ 7,250.67	\$ 68.40		

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LEISURE TOWN HOME ASSOCIATION
GARDEN HOMES 2 ANNUAL BUDGET
CALENDAR YEAR JULY 1, 2023 TO JUNE 30, 2024

113 Units

	2023-2024			Bi-Annual Assessment	Annual Assessment
	Approved budget	Per Month	Monthly Per Homeowner		
INCOME					
GH 2 ASSESSMENT	82,603.00	6,883.58	60.92	\$ 365.50	\$ 731.00
GH 2 LATE FEES	37.00	3.08	0.03		
TOTAL INCOME	\$ 82,640.00	\$ 6,886.67	\$ 60.94		
EXPENSE					
<i>ADMINISTRATIVE</i>					
BAD DEBT EXPENSE	0.00	0.00	0.00		
<i>LANDSCAPE</i>					
GH 2 LANDSCAPE CONTRACT	35,000.00	2,916.67	25.81		
LANDSCAPE ELECTRICITY	304.00	25.33	0.22		
LANDSCAPE WATER	15,000.00	1,250.00	11.06		
<i>RESERVE ALLOCATION</i>					
RESERVE ALLOCATION	25,536.00	2,128.00	18.83		
DUE TO/FROM LTHA	6,800.00	566.67	5.01		
TOTAL EXPENSES	\$ 82,640.00	\$ 6,886.67	\$ 60.94		

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