

**CRCA Historical Results and Draft FYE 2026 Budget**

		Actual FYE 4/24	Budget FYE 4/25	Projected FYE 4/25	Budget FYE 4/26	Notes	REF
<b>Revenues:</b>	HOA Dues	477,193	847,146	847,146	970,464	unchanged from 8/1/24	A
	Special Assessment	690,001	205,000	265,000		'24-'25 roof project	
	Interest Income	12,620	-	11,000	8,040		
	Miscellaneous Income	21,513	-	11,750	-		
	<b>Total Income</b>	<b>1,201,327</b>	<b>1,052,146</b>	<b>1,134,896</b>	<b>978,504</b>		
<b>Expenses:</b>	<b>Admin</b> Fed & ST Corp Taxes	347	350	2,606	2,600		B
	Insurance	56,825	67,947	63,802	197,000	estimated wildfire effect	C
	Legal, Engineering, Accounting	4,706	38,500	15,674	12,000		D
	Third Party Management	54,955	94,748	111,458	76,000		E
	<b>Grounds</b> Grounds, Irrigation, Trash	11,980	26,000	20,431	15,500		G
	Snow Removal-contract	29,000	31,900	29,500	36,400		H
	Snow Removal-extra	28,510	15,000	6,000	6,000		I
	Tree Removal-Fire Mitigation	15,027	30,000	30,090	30,000		K
	Pest Control	130	3,200	5,080	5,900		L
	<b>Repair/Maint.</b> General Maint & Supplies	42,996	36,000	57,680	21,000	silverpine effect	M
	Garage doors	1,138	10,000	6,448	10,000		N
	Heat Tape, Gutters, spouts	15,622	12,500	11,612	5,000		O
	Alarms, fire extinguishers, electrical	279	1,500	15,349	8,000	annual inspection	P
	Stain & paint	665	10,000	3,987	3,000		Q
	Plumbing	4,428	4,000	4,833	2,500		R
	Roofs, leak damage	13,576	10,000	16,175	5,000		S
	Common area cleaning	4,620	5,000	7,968	8,000		T
	<b>Utilities</b> TV and Internet	40,408	43,000	42,087	44,000		U
	Power	42,483	50,000	84,512	80,000	220v heat tape, CA heaters	V
	Sewer	30,210	31,000	30,865	33,000		W
	Water	48,068	55,000	62,184	61,000		X
	<b>Major Maintenance Projects</b> (see detail below)	<b>719,553</b>	<b>351,500</b>	<b>426,836</b>	<b>221,500</b>		Y
	<b>Total Expenses</b>	<b>1,165,526</b>	<b>927,145</b>	<b>1,055,177</b>	<b>883,400</b>		
<b>Increase (Decrease) in Net Assets</b>		<b>35,801</b>	<b>125,001</b>	<b>79,719</b>	<b>95,104</b>	surplus to maint. Reserve	Z
<b>Net assets at beginning of year</b>		<b>297,917</b>	<b>333,718</b>	<b>333,718</b>	<b>413,437</b>		
<b>Net assets at end of year</b>		<b>333,718</b>	<b>458,719</b>	<b>413,437</b>	<b>508,541</b>		
<b>Detail of Major Maintenance Projects</b>	Shared Walkways, Steps, Entrances	35,340	34,500	55,586	35,000	Bldgs. 5, 17, 23, 29 trex	1
	Concrete Columns, Piers, Beams	-	37,000	27,580	30,000	yr 2 column/beam repair	2
	Garage Floors	3,427	15,000	33,000	20,000	Bldgs. 19,21 repair, seal	3
	Drainage, Plumbing	-	30,000	35,000	60,000	pod waterline PVC to Poly	4
	Irrigation Backflow System	-	-	-	31,500	backflow req'd by PC in '25	5
	Common Area Entry Doors	-	-	-	40,000	initial phase-fire safety	6
	Membranes	15,060	-	-	-		7
	Hydrology	-	-	-	5,000		8
	Common Area Smoke Alarms	16,800	-	-	-		9
	Common Area Heaters	-	30,000	38,334	-		9
	Roofs, gutters, heat tape project	648,926	205,000	237,336	-		0
	<b>Total Major Maintenance</b>	<b>719,553</b>	<b>351,500</b>	<b>426,836</b>	<b>221,500</b>		to Y
<b>Maintenance Reserve Fund Analysis</b>	Beginning Balance	264,496	328,118	328,118	393,118		
	Net Increase	63,622	120,000	65,000	90,000	surplus (rounded down)	Z
	<b>Ending Balance</b>	<b>328,118</b>	<b>448,118</b>	<b>393,118</b>	<b>483,118</b>		
	Estimated % Funded	31%	34%	29%	32%		
	Fully Funded @Reserve Study	1,041,997	1,333,125	1,333,125	1,495,431		
		<b>04/30/24</b>	<b>01/31/25</b>				
<b>Balance Sheet</b>	Checking & Money Market	43,881	105,010				
<b>Cash and</b>	Reserve Fund-Maintenance	328,118	282,790				
<b>Reserve</b>	Reserve-Insurance Statute	10,000	10,000				
<b>Funds</b>	<b>Total</b>	<b>381,999</b>	<b>397,800</b>				