	A	B	O
1	**Plum Creek HOA**		01/01/27
2	**2027 Budget**		
3	**2027 Master Quarterly Assessments**		$197.00
4	**2027 6H Peninsula Quarterly Assessments**		$163.00
5	**# of Master Lots**		2080
6	**# of 6H Peninsula Lots**		171
7	**# of Commercial**		19
8	**GL#**	**Description**	**PROJECTED ANNUAL BUDGET 2027**
9		**INCOME**	
10		**INCOME FROM ASSESMENT**	
11	400110	Master Association Assesments	1,639,040
12	400130	Commercial assessments	86,628
13	400300	Service Area 6H	111,492
14		TOTAL INCOME FROM ASSESMENT	1,837,160
15		**NON-ASSESMENT INCOME**	
16	560100	Amenity Center Rental	8,000
17	560800	Initial Assessment	8,000
18	561000	Interest Income	100
20	561300	Late Fee	6,000
21	561400	AR Income fee	12,000
22	561415	Legal Expense Reimb	1,200
23	561700	Pool Keys/Cards/Transmtr	2,500
24	562150	Social Activity Income	7,000
25	562400	Transfer fee	5,000
26	562600	Violation Fine	6,000
27	560000	TOTAL NON-ASSESMENT INCOME	55,800
28		6H Gate Income, Interest Income, Insurance Proceeds, and Landscape Reimb on past due accounts	0
29		**TOTAL OPERATING INCOME**	1,892,960
30		**OPERATING EXPENSE**	
31		**REPAIRS & MAINTENANCE**	
32	665030	Custodian Svcs/Supplies	50,000
33	665050	Electricity	36,300
34	665070	Exterminator/Pest	1,200
35	665110	Landscape Maintenance	350,723
36	665160	Landscape Irrigation	18,540

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37	665150	Landscape Materials	17,000
38	665160	Landscape Tree- Maintenance	12,360
39	665174	On-site - Electric	3,030
40	665175	On-site - Rent	55,767
41	665190	Pool Maintenance	77,500
42	665210	Pool Repairs/Improvements	20,000
43	665230	Pool -Furn/Misc. Equip	0
44	665250	Pool-Monitors/Lifeguards	10,400
45	665255	Pressure Washing	14,000
46	665480	Repair/Maint - Outsourced	50,000
47	665270	Repair/Maint-Amentity Center Access	3,000
48	665310	Repair/Maint-Amenity Ctr	10,000
49	665370	Repair/Maint-Lights/Electrical	6,000
50	665390	Repair/Maint-Trail Heads and Walls	4,000
51	665410	Repair/Maint-Lakes/Ponds	21,600
52	665420	Repairs/Maint-Parks/Rec fields	10,000
53	665430	Repair/Maint-Signage	2,000
54	665450	Repair/Maint-Walls & Fences	8,000
55	665425	Repair/Maint-Roads - NEW	5,000
56	665490	Security and Patrols	30,160
57	665495	Taxes- Federal Income	675
58	665505	Taxes-Property	5,000
59	665510	Telephone	6,600
60	665530	Trash Removal	6,600
61	665550	Water/Sewer	77,000
62		**TOTAL REPAIRS & MAINTENANCE**	912,455
63	**ADMINISTRATIVE**		
64	666010	Adm-Copies	30,000
65	666093	Adm-Computer Support	0
66	660090	Adm-Donations/Contributions	0
67	666100	Adm-Meetings	1,000
68	666110	Adm-Mileasge	4,000
69	666240	Adm-Licenses/Permits -	90
70	666210	Adm-Office Supplies	5,000
71	666260	Adm-Postage	3,800
72	666310	Adm-Website	10,000
73	666367	Committee Fund	0
74	666380	Resident Directed Activities (Previous title Committee-Garden)	0
75	666410	Homeowner Activities	25,000
76	666560	Mgmt Fee- Base	48,480

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77	666610	On-site Staff	269,867
78	666660	Professional Accounting	650
79	666750	Professional Legal	40,000
80	666760	Admin - AR Fees (Legal/Collections)	40,000
81		TOTAL ADMINISTRATIVE	477,887
82		**INSURANCE**	
83	666460	Ins-D&O	7,912
84	666510	Ins-Prop & Liability	75,369
85		TOTAL INSURANCE	83,281
86		**NON RECURRING EXPENSES**	
87	TBD	Landscaping at medians (phased)	50,000
88			
89			
92		TOTAL NR EXPENSES	50,000
93		**6H EXPENSES**	
95	667125	6H ACC Control Maint.	3,000
96	667165	6H Custodian/Scs- Supplies	760
97	667175	6H Electric	1,210
98	667219	6H Extermination	320
99	667225	6H Fence/Gate -Maint Repair	3,000
100	667250	6H Insurance	7,635
101	667275	6H Irrigation Repair	3,500
102	667300	6H Landscape Maintenance	38,349
103	667350	6H Landscape Enhancements	8,000
104	667375	6H Tree Maintenance	3,000
105	667425	6H Maintenance and Repair	2,000
106	667500	6H Sign Install and Maint.	500
107	667525	6H Telephone	1,000
108	667550	6H Water	20,000
109	667555	6H Taxes-Property	250
110	667560	6H Professional Legal	200
111	667600	6H-NR Expense - Additional Landscape Enhancements	0
112		TOTAL 6H PENINSULA EXPENSES	92,724
113			

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114	**RESERVE CONTRIBUTIONS**		
115	990030	Master Assoc Tran fr Oper to Res.	254,100
116	990080	Tran fr SA 6H Oper to Reserves	45,500
117		TOTAL RESERVE CONTRIBUTIONS	299,600
118		**TOTAL OPERATING EXPENSES**	1,915,947
119			
120	**RESERVE INCOME**		
121		**Master Interest Income**	12,000
122		**6H Interest Income**	1,500
123		**Total Income**	13,500
124	**RESERVE EXPENSES - Master**		
130	**From Reserve Study - Board needs to evaluate if needed**		
131		Pool Coping (Haupt)	25,300
132		Lake Remediation (Pond, Sediment Removal 4.730) Full Sediment removal in 2029 at cost of $500K	30,000
133			
134			
135			
136			
137		Subtotal	55,300
138	**Planned Projects**		
139		Converting DG to concrete sidewalks - Phase 1 Partially covered from Sale of property to city for $75k	85,000
140		Painting of Exterior on Pool Houses/CC	28,000
141		Dog Park Fence - Full Replacement (silver chain link) $36,000 Green chain link $46,000	18,000
142		Dog Park Benches - 4	12,000
143		Dog Park Shade - same size as install in 2026	12,000
144		Subtotal	155,000

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145		Total Reserve Expenses	210,300
146			
147	**RESERVE EXPENSES - 6H**		
148		Asphalt Pavement, Crack Repair, Patch and Seal Coat	10,500
149		Speed bumps/tables	5,000
150		Total Reserve Expenses - 6H	10,500