

**Mirada Master Homeowners Association, Inc.**  
**2024 Approved Budget**

	Units 808			Units 1039			Units 1501				
	2022	2022	2022	2023	2023	2023	2024	2024	2024	2023-2024	
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance	Increase
<b>Per Unit Assessment</b>	<b>\$900.00</b>	<b>\$225.00</b>	<b>\$75.00</b>	<b>\$948.04</b>	<b>\$237.01</b>	<b>\$79.00</b>	<b>\$994.61</b>	<b>\$248.65</b>	<b>\$82.88</b>	<b>\$3.88</b>	4.9%
<b>Income</b>											
Assessment Income	\$727,200.00	\$181,800.00	\$75.00	\$985,018.28	\$246,254.57	\$79.00	\$1,492,902.72	\$373,225.68	\$82.88	\$3.88	
Capital Contributions	\$85,272.40	\$21,318.10	\$8.79	\$101,735.32	\$25,433.83	\$8.16	\$101,735.32	\$25,433.83	\$5.65	-\$2.51	
<b>Total Income</b>	<b>\$812,472.40</b>	<b>\$203,118.10</b>	<b>\$83.79</b>	<b>\$1,086,753.60</b>	<b>\$271,688.40</b>	<b>\$87.16</b>	<b>\$1,594,638.04</b>	<b>\$398,659.51</b>	<b>\$88.53</b>	<b>\$1.37</b>	
<b>Expenses</b>											
<b>Variable Costs</b>											
Management Fee	\$63,024.00	\$15,756.00	\$6.50	\$87,276.00	\$21,819.00	\$7.00	\$144,096.00	\$36,024.00	\$8.00	\$1.00	
Payment Coupons	\$4,848.00	\$1,212.00	\$0.50	\$6,234.00	\$1,558.50	\$0.50	\$9,006.00	\$2,251.50	\$0.50	\$0.00	
Contingency	\$4,848.00	\$1,212.00	\$0.50	\$6,234.00	\$1,558.50	\$0.50	\$6,234.00	\$1,558.50	\$0.35	-\$0.15	
<b>Total Variable Cost</b>	<b>\$72,720.00</b>	<b>\$18,180.00</b>	<b>\$7.50</b>	<b>\$99,744.00</b>	<b>\$24,936.00</b>	<b>\$8.00</b>	<b>\$159,336.00</b>	<b>\$39,834.00</b>	<b>\$8.85</b>	<b>\$0.85</b>	
<b>Fixed Costs</b>											
AP Expense	\$240.00	\$60.00	\$0.02	\$240.00	\$60.00	\$0.02	\$240.00	\$60.00	\$0.01	(\$0.01)	
Accounting Fees & Tax Prep	\$4,600.00	\$1,150.00	\$0.47	\$4,600.00	\$1,150.00	\$0.37	\$4,600.00	\$1,150.00	\$0.26	(\$0.11)	
Insurance D&O	\$1,600.00	\$400.00	\$0.17	\$4,500.00	\$1,125.00	\$0.36	\$4,500.00	\$1,125.00	\$0.25	(\$0.11)	
Insurance Fidelity Bond/Crim	\$650.00	\$162.50	\$0.07	\$1,745.00	\$436.25	\$0.14	\$1,745.00	\$436.25	\$0.10	(\$0.04)	
Insurance - Liability	\$0.00	\$0.00	\$0.00	\$8,750.00	\$2,187.50	\$0.70	\$9,100.00	\$2,275.00	\$0.51	(\$0.20)	
Bad Debt	\$500.00	\$125.00	\$0.05	\$500.00	\$125.00	\$0.04	\$500.00	\$125.00	\$0.03	(\$0.01)	
Mailings	\$3,000.00	\$750.00	\$0.31	\$12,000.00	\$3,000.00	\$0.96	\$12,000.00	\$3,000.00	\$0.67	(\$0.30)	
Legal Fees	\$500.00	\$125.00	\$0.05	\$500.00	\$125.00	\$0.04	\$500.00	\$125.00	\$0.03	(\$0.01)	
Website	\$960.00	\$240.00	\$0.10	\$960.00	\$240.00	\$0.08	\$1,320.00	\$330.00	\$0.07	(\$0.00)	
Corporate Annual Report	\$62.00	\$15.50	\$0.01	\$62.00	\$15.50	\$0.00	\$62.00	\$15.50	\$0.00	(\$0.00)	
Storage	\$250.00	\$62.50	\$0.03	\$250.00	\$62.50	\$0.02	\$300.00	\$75.00	\$0.02	(\$0.00)	
Onsite Manager	\$82,000.00	\$20,500.00	\$8.46	\$82,000.00	\$20,500.00	\$6.58	\$82,000.00	\$20,500.00	\$4.55	(\$2.02)	
Events	\$4,000.00	\$1,000.00	\$0.41	\$5,000.00	\$1,250.00	\$0.40	\$5,000.00	\$1,250.00	\$0.28	(\$0.12)	
<b>Total Fixed Cost</b>	<b>\$98,362.00</b>	<b>\$24,590.50</b>	<b>\$10.14</b>	<b>\$121,107.00</b>	<b>\$30,276.75</b>	<b>\$9.71</b>	<b>\$121,867.00</b>	<b>\$30,466.75</b>	<b>\$6.77</b>	<b>(\$2.95)</b>	
<b>Telecommunications</b>											
ULTRAFi (Internet+Cable)	\$641,390.40	\$160,347.60	\$66.15	\$865,902.60	\$216,475.65	\$69.45	\$1,313,435.04	\$328,358.76	\$72.92	\$3.47	
<b>Total</b>											
<b>Telecommunications</b>	<b>\$641,390.40</b>	<b>\$160,347.60</b>	<b>\$66.15</b>	<b>\$865,902.60</b>	<b>\$216,475.65</b>	<b>\$69.45</b>	<b>\$1,313,435.04</b>	<b>\$328,358.76</b>	<b>\$72.92</b>	<b>\$3.47</b>	
<b>Total Expenses</b>	<b>\$812,472.40</b>	<b>\$203,118.10</b>	<b>\$83.79</b>	<b>\$1,086,753.60</b>	<b>\$271,688.40</b>	<b>\$87.16</b>	<b>\$1,594,638.04</b>	<b>\$398,659.51</b>	<b>\$88.53</b>	<b>\$3.37</b>	

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

 Secretary 12-12-23  
Board Member Signature