

The Townes At Mirada
2024 Approved Operating Budget
Based on 504 Units
January 1, 2024 - December 31, 2024

			Approved 2024	
INCOME			MONTHLY	ANNUALLY
Operating Cost Income			\$106,926.82	\$1,283,121.84
Reserve Income			\$25,304.17	\$303,650.00
Total Income			\$132,230.99	\$1,586,771.84
OPERATING COSTS PAYABLE BY ALL HOMES				
Contracted Services				
Landscape Contract - Common			\$441.00	\$5,292.00
Landscape Contract - Townhomes			\$15,538.32	\$186,459.84
Repairs & Supplies				
Irrigation-repair			\$125.00	\$1,500.00
Landscaping-Repairs & Replacement			\$125.00	\$1,500.00
Landscaping Mulch - Townhomes			\$2,730.00	\$32,760.00
Utilities				
Electricity- Irrigation			\$416.67	\$5,000.00
Water - Irrigation Reclaimed			\$500.00	\$5,000.00
Administrative				
Management Fee			\$5,040.00	\$60,480.00
Corporate Annual Fees			\$5.17	\$62.00
Coupon Books			\$294.00	\$3,528.00
Copies & Printing			\$208.33	\$2,500.00
Postage			\$208.33	\$2,500.00
Website/Portal			\$95.00	\$1,140.00
Storage			\$25.00	\$300.00
Legal & Professional			\$125.00	\$1,500.00
Taxes/Insurance				
CPA Services			\$125.00	\$1,500.00
Property Insurance-TH			\$79,800.00	\$957,600.00
Directors & Officers Insurance/ Crime & Fidelity			\$350.00	\$4,200.00
General Liability Insurance			\$858.33	\$10,300.00
TOTAL OPERATING COSTS PAYABLE BY ALL HOMES			\$107,010.15	\$1,283,121.84
TOTAL OPERATING COSTS PAYABLE BY EACH HOME			\$212.32	\$2,545.88
DESCRIPTION OF RESERVES				
Reserve Item	Estimated Cost	Estimated Life	Estimated Remaining Life	Yearly Reserve Amount
Mail Kiosk	25,000.00	20.00	20.00	\$1,250.00
Exterior Home Painting	756,000.00	5.00	5.00	\$151,200.00
Roof Replacement	2,268,000.00	15.00	15.00	\$151,200.00
TOTAL RESERVES	\$3,049,000.00			\$303,650.00
Per Home Monthly Reserves				\$50.21

Total Assessments Payable Per Home	Monthly
Total Operating Costs	\$212.32
Total Reserves per Home	\$50.21
Total Assessment per Home	\$262.53

X

Board of Directors
Treasurer and/or President

Handwritten signature: J. Hardin