

Fortuna Palms CPOA questions 45 – 68

Dated 2/9/2025

1. Attached *as soon as Ross finds them*
2. Attached
3. (a.) Shannon Blohm – PM, 4774 E 30th Place, Yuma, AZ 85365 Office (928)342-2203
Cell (928)287-9696
Ross Wait – Owner of the building 4774 E 30th Place, Yuma, AZ 85365 Office
(928)342-2203 Cell (928)920-0665
(b.) Right now the common expense assessment is \$0.45 per square foot for each unit. There have been no special assessments since the building was built
(c.) The building is covered by insurance, but occupants must provide coverage for their contents
(d.) There is usually a balance of \$15,000 in the account
(e.) None
(f.) N/A
(g.) None
4. Attached
5. Attached
6. N/A
7. N/A
- 8.

Fortuna Palms Owners Association

Monthly Budget as of 1/31/2026

POA Income	\$5,292.00
Water/Electric/Trash	\$1,324.00
Landscape/Groundskeeping	\$422.00
Property Tax	\$1,978.00
Insurance	\$500.00
Fire and Alarm Expenses	\$312.00
Property Management Fee	\$100.00
Building Maint - Pest/A/C filter	\$511.00

2:08 PM

02/09/26

Accrual Basis

Fortuna Palms Plaza Owners's Association

Profit & Loss

January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
POA Income	63,501.00
Total Income	63,501.00
Expense	
Bank Fees	30.00
Fire and Alarm Expense	3,744.26
Insurance Expense	7,901.00
Landscaping and Groundskeeping	5,065.00
Professional Fees	395.00
Property Management Fees	925.00
Property Tax	23,732.68
Repairs and Maintenance	7,735.50
State Taxes	50.00
Utilities	
Electric	1,858.63
Trash	2,784.30
Water	11,251.68
Total Utilities	15,894.61
Total Expense	65,473.05
Net Ordinary Income	-1,972.05
Net Income	<u>-1,972.05</u>