

Annual Inflation	4.00%		\$ 0
Current Assessment	\$ 245		\$ 245
To Operations	\$ 245		\$ 233
To Reserve	\$ -		\$ 12

2026 Revised Budget		2026 Budget	2026 YTD	2026 Revised Budget
	INCOME			
4000	Owner Assessments	\$ 117,600	\$ 17,090	\$ 111,720
4005	Late Fees & Interest		\$ -	
4035	Operating Interest		\$ 2	
4325	Reserve Interest	3000		
	Operating Income	\$ 120,600	\$ 17,092	\$ 111,720

	EXPENSES			
	Professional Services			
5000	General Maintenance	\$ 2,500	\$ 50	\$ 2,500
5065	Window Repairs	\$ 1,200	\$ -	\$ 1,200
	Professional Services Total	\$ 3,700	\$ 50	\$ 3,700
	Administrative Expenses			
5100	Management Fees	\$ 11,400	\$ 950	\$ 11,400
5105	Audit/Taxes	\$ 450	\$ -	\$ 450
5110	Attorney Fees	\$ 650	\$ -	\$ 650
5115	Printing	\$ 168	\$ 119	\$ 168
5120	Postage	\$ 128	\$ 59	\$ 128
5125	Donations	\$ 700	\$ -	\$ 700
5130	Meeting Expenses	\$ 180	\$ -	\$ 180
5135	Social Events	\$ 700	\$ -	\$ 700
5140	Taxes	\$ 2,000	\$ -	\$ 2,000
5145	Statutory Agent Fee	\$ 10	\$ -	\$ 10
	Administrative Expenses Total	\$ 16,386	\$ 1,129	\$ 16,386
	Insurance			
6000	Liability/D&O) Insurance	\$ 16,302	\$ -	\$ 16,302
	Insurance Total	\$ 16,302	\$ -	\$ 16,302
	Landscape			
6200	Landscaping Maintenance	\$ 28,681	\$ 2,500	\$ 28,681
6210	Landscaping Irrigation	\$ 2,000	\$ 100	\$ 12,000
6215	Landscaping Plants (Remove/Install)	\$ 2,000	\$ -	\$ 12,000
6220	Tree Trimming	\$ 1,500	\$ -	\$ 1,500
6230	Tree Removal			\$ 4,600
	Landscape Total	\$ 34,181	\$ 2,600	\$ 58,781
	Utilities			
6250	Water	\$ 4,250	\$ 245	\$ 4,250
	Utilities Total	\$ 4,250	\$ 245	\$ 4,250
	Other Contracted Services			
6600	Pest Control	\$ 4,152	\$ 919	\$ 4,152
6610	Termite Contract	\$ 7,138	\$ -	\$ 7,138
	Other Contracted Services Total	\$ 11,290	\$ 919	\$ 11,290
	Reserve Fund			
	Reserve Fund Contribution	\$ 36,000	\$ 3,000	
	Operating Expense	\$ 86,109	\$ 4,943	\$ 110,709

	Total Expenses (Includes Reserve Fund Contribution)	\$ 122,109	\$ 7,943	\$ 110,709
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	Net Operating Income/(Expense)	\$ (1,509)		\$ 1,011
	Reserve Fund Income	\$ 36,000	\$ 3,000	\$ 5,880

	RESERVE FUND EXPENSES			
	Irrigation System Maintenance & Plant removal	\$ 20,000		
	Roof Inspection & Repair	\$ 11,000		\$ 11,000
	Common Area Maintenance (tree removal)	\$ 4,600		
	Reserve Expenses Total	\$ 35,600		\$ 11,000

	Net Reserve Fund Income/(Expense)	\$ 400		\$ (5,120)
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