

2026

	Approved Budget 2026	Approved Monthly Budget 2026
Income		
Homeowner Assessments	654,192.00	54,516.00
Homeowner Reserve Contributions	-105,573.69	-8,797.81
Total Income	<u>548,618.31</u>	<u>45,718.19</u>
Gross Profit	<u>548,618.31</u>	<u>45,718.19</u>
Expense		
General Administration		
Accounting, Taxes, Audit	29,340.00	2,445.00
Administrative Expenses	3,497.00	291.42
Bank Charges	0.00	0.00
Insurance Expense	16,845.00	1,403.75
Legal Expenses	21,049.00	1,754.08
Licenses, Permits, Fees	1,500.00	125.00
Total General Administration	<u>72,231.00</u>	<u>6,019.25</u>
Landscaping and Groundskeeping		
Lawn Care Contract	112,526.76	9,377.23
Lawn Fertilizer & Weed Control	44,604.00	3,717.00
Lawn Management	0.00	0.00
Shrubs	1,620.00	135.00
Sod, Plugs & Mulch	7,496.00	624.67
Tree Trimming	10,000.00	833.33
Unplanned Expenses	1,440.00	120.00
Total Landscaping and Groundskeeping	<u>177,686.76</u>	<u>14,807.23</u>
Property Maintenance & Repairs		
Maintenance Contract	92,324.00	7,693.67
Roof Cleaning	26,620.00	2,218.33
Roof Maintenance	0.00	0.00
Roof Repair	1,200.00	100.00
Sprinkler System Supplies	5,400.00	450.00
Supplies & Equipment	5,500.00	458.33
Unplanned Expenses	1,440.00	120.00
Total Property Maintenance & Repairs	<u>132,484.00</u>	<u>11,040.33</u>
Recreation		
Clubhouse Expenses	3,100.00	258.33
Pool Supplies & Repair	6,670.00	555.83
Unplanned Expenses (+ Corral)	1,441.00	120.08
Total Recreation	<u>11,211.00</u>	<u>934.25</u>
Utilities		
Bulk Cable TV Contract	128,105.55	10,675.46
Electrical Usage	24,900.00	2,075.00
Water - Usage	2,000.00	166.67
Total Utilities	<u>155,005.55</u>	<u>12,917.13</u>
Total Expense	<u>548,618.31</u>	<u>45,718.19</u>
Net Income	<u>0.00</u>	<u>-0.00</u>

144 x 291 = 41,904/mo or 502,848/year
 24 x 336 = 8,064/mo or 96,768/year
 12 x 379 = 4,548/mo or 54,576/year
\$654,192 / year TOTAL INCOME