

2026 PROPOSED Budget

Expenses		2026 Monthly	2026 Annual	+/-	2025 Monthly	2025 Annual
503	Accounting + Financial packet	775	9,300	=	775	9300
504	Legal/collections	225	2,700	+	200	2400
505	Office Supplies	55	660	=	55	660
506	Dues/Meetings	35	420	=	35	420
507	Web Support	15	180	=	15	180
508	Statements (Homeowner)	337	4,044	+	224	2688
509	Activities	15	180	=	15	180
512	Water	1,125	13,500	+	1000	12000
514	Electricity	215	2,580	=	215	2580
515	Trash Removal	3,240	38,880	+	3060	36720
531	Yard Maint (Gardner)	5,005	60,060	=	5005	60060
532	Plant Replacement	450	5,400	+	85	1020
535	Sprinkler/Irrigation Repairs	175	2,100	=	200	2400
536	Tree Maintenance	885	10,620	-	1725	20700
538	Pest Control	1,082	12,984	=	1082	12984
581	Insurance	357	4,284	+	343	4116
596	Income Tax/Prep	175	2,100	-	275	3300
598	Storage Unit	96	1,152	+	94	1128
TOTAL EXPENSES		14,262	171,144		14403	172836
Monthly Dues		expenses only;	78		79	
RESERVES						
320	Painting	5,600	67,200	-	5622	67464
321	Rock Replacement	150	1,800	+	100	1200
322	Sprinkler/Irrigation	1,800	21,600	+	1225	14700
325	Major Maintenance	950	11,400	-	1400	16800
TOTAL RESERVES		8,500	102,000		8347	100164
Monthly Dues		Reserves only	47		46	
GRAND TOTAL		125	\$ 273,144		125	
182 x 125 ⁰⁰ = 22,750 x 12 = \$ 273,000						
MONTHLY DUES:		\$125.00			\$125.00	