April 6, 2026		Jan - YTD 26	Annual Budget	Remaining
Ordinary Income/Expense				
Income				
	Administrative Fee	10.00		
	Certified Mailing	12.16		
	Escrow Verification Fee	100.00		
	Homeowner Association Dues	52,066.84	179,760.00	
	Late Fee	265.34		
Total Income		52,454.34	179,760.00	
Gross Profit		52,454.34	179,760.00	
Expense				
	Administration Expenses			
	Allowance for Bad Debt	0.00	1,000.00	1,000.00
	Insurance - Property and D&O	0.00	6,500.00	6,500.00
	License Fees	0.00	25.00	25.00
	Office Supplies and Mailing	207.07	1,434.00	1,226.93
	Taxes - Federal	862.00	1,000.00	138.00
	Website Maintenance	239.70	525.00	285.30
	Total Administration Expenses	**1,308.77**	**10,484.00**	**9,175.23**
	Maintenance			
	Common Area Landscaping	2,493.20	15,337.98	12,844.78
	Common Area Mowing	0.00	14,092.00	14,092.00
	Contingency	-325.20	401.00	726.20
	General Maintenance	3,541.96	6,000.00	2,458.04
	Hedge Trimming	0.00	3,252.00	3,252.00
	Irrigation Improvements	0.00	5,000.00	5,000.00
	Pool Operations	532.92	18,485.00	17,952.08
	Residential Mowing	0.00	31,002.00	31,002.00
	Snow Plowing	0.00	6,000.00	6,000.00
	Tree Trimming	1,626.00	1,626.00	0.00
	Total Maintenance	**7,868.88**	**101,195.98**	**93,327.10**
	Professional Fees			
	Accounting Service	1,400.00	4,200.00	2,800.00
	Legal & Collections	0.00	1,500.00	1,500.00
	Reserve Study Level 3	0.00	4,200.00	4,200.00
	Tax Preparation	200.00	300.00	100.00
	Total Professional Fees	**1,600.00**	**10,200.00**	**8,600.00**
	Utilities			
	Contingency Utilities	0.00	400.00	400.00
	Electricity	71.86	1,000.00	928.14
	Irrigation Water	2,740.95	3,230.00	489.05
	Sewer/Water	351.00	1,500.00	1,149.00
	Total Utilities	**3,163.81**	**6,130.00**	**2,966.19**
Total Expense		**13,941.46**	**128,009.98**	**114,068.52**
Net Ordinary Income		38,512.88	51,750.02	13,237.14
Other Income/Expense				
Other Income				
Interest Income		721.09		
Total Other Income		721.09		
Other Expense				
Other Expense				
	Capital Improvements - Pool	41,672.92	44,000.00	2,327.08
Total Other Expense		41,672.92	44,000.00	
Total Other Expense		41,672.92	44,000.00	
Net Other Income		-40,951.83	-44,000.00	
Net Income		-2,438.95	7,750.02	10,188.97