

# Stonebridge Townhomes at Deercreek Village

## 2026 Operating Budget

Expense Account	GL Account	Account Name	2025 Budget	2025 YTD Actuals as of 10/2025 (Nov/Dec Est'd)	2026 Budget	
<b>INCOME</b>						
	41000	Monthly Assessment - 34 units and 2 vacant lots	\$118,680	\$119,217	\$118,680	#6
	41100	Deferred Replacement Reserves	(\$12,000)	(\$12,000)	(\$14,400)	#5
	42301	Share Meter Income	\$5,500	\$6,472	\$6,500	#1
	43402	Interest Income	\$0	\$481	\$800	
	43800	Other Income	\$0	\$23,604	\$180	
				(\$23,569)		
		<b>TOTAL INCOME</b>	<b>\$112,180</b>	<b>\$114,205</b>	<b>\$111,760</b>	#4
<b>EXPENSES</b>						
<b>BUILDING MAINTENANCE</b>						
	50000	Building Supplies, Repairs and Maintenance	\$3,000	\$5,767	\$3,200	
	51400	Roof & Gutter Repairs	\$4,325	\$900	\$4,325	
		<b>TOTAL BUILDING MAINTENANCE</b>	<b>\$7,325</b>	<b>\$6,667</b>	<b>\$7,525</b>	
<b>UTILITIES</b>						
	54100	Electricity	\$1,600	\$476	\$600	
	54300	Water	\$17,000	\$13,062	\$14,000	
	54400	Sewer	\$3,600	\$3,779	\$4,500	
		<b>TOTAL UTILITIES</b>	<b>\$22,200</b>	<b>\$17,317</b>	<b>\$19,100</b>	
<b>EXTERIOR MAINTENANCE</b>						
	57200	Landscape Contract	\$26,500	\$21,525	\$21,525	
	57201	Landscape NonContract	\$3,200	\$2,707	\$5,000	
	57300	Irrigation Maintenance	\$300	\$1,033	\$2,500	
	57500	Snow Removal	\$2,600	\$1,300	\$1,500	
		<b>TOTAL EXTERIOR MAINTENANCE</b>	<b>\$32,600</b>	<b>\$26,565</b>	<b>\$30,525</b>	
<b>ADMINISTRATION</b>						
	60100	Copying & Printing	\$225	\$72	\$125	
	60101	Office/Mailing/Postage	\$700	\$773	\$800	
	60160	Cable/Internet	\$200	\$150	\$1,200	
	60190	NSF/Return Check Fees/Bank Charges	\$300	\$310	\$150	#2
	60200	Management Fees	\$10,025	\$10,700	\$8,400	
	60202	Meeting Costs/Other Management Fees	\$1,175	\$1,174	\$600	
	60500	Professional Fees	\$430	\$285	\$1,430	
	61137	Cost of Collections	\$80	\$0	\$80	
	61400	Miscellaneous	\$120	\$165	\$525	#3
	61600	Legal Expenses - General	\$100	\$0	\$1,100	
	61602	Legal Expenses - Special Project	\$500	\$750	\$10,000	
	61605	Licenses & Registration DORA & SOS	\$100	\$50	\$100	
		<b>TOTAL ADMINISTRATION</b>	<b>\$13,955</b>	<b>\$14,429</b>	<b>\$24,510</b>	
<b>TAXES, INSURANCE, &amp; INTEREST</b>						
	63400	Insurance	\$36,000	\$39,038	\$30,000	
	63500	Income Taxes	\$100	\$7	\$100	
		<b>TOTAL TAXES, INSURANCE, &amp; INTEREST</b>	<b>\$36,100</b>	<b>\$39,045</b>	<b>\$30,100</b>	
<b>TOTAL OPERATING INCOME</b>			<b>\$112,180</b>	<b>\$114,205</b>	<b>\$111,760</b>	
<b>TOTAL OPERATING EXPENSE</b>			<b>\$112,180</b>	<b>\$104,023</b>	<b>\$111,760</b>	
<b>NET OPERATING TOTAL</b>			<b>\$0</b>	<b>\$10,182</b>	<b>\$0</b>	

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Expense Account	GL Account	Account Name	2025 Budget	2025 YTD Actuals as of 10/2025 (Nov/Dec Est'd)	2026 Budget
<b>RESERVE INCOME</b>					
		Reserve Income	\$12,000.00	\$12,000.00	\$14,400.00 #5
		Interest Reserve Income	\$0.00	\$516.00	\$0.00
		<b>TOTAL RESERVE INCOME</b>	<b>\$12,000.00</b>	<b>\$12,516.00</b>	<b>\$14,400.00</b>
		<b>NET RESERVE TOTAL</b>	<b>\$12,000.00</b>	<b>\$12,516.00</b>	<b>\$14,400.00</b>

#1 (\$1,374) Jan - Mar Water/Sewer Reimbursement moved from Expense to Income when mgmt company changed.

#2 \$280 NSF/Return Check fees Jan - Mar ACCUinc Est \$30

#3 \$65 A/R Service Fee ACCUinc. moved to Miscellaneous Est \$100

#4 \$23,569.02 wired to HOA Services by ACCUinc. \$22,568.80+\$1000.22. Oversight. NOT Income. On 4/11/25

#5 Catch-up occurred for Mar/Apr \$1,000 deposits into Reserves Account as a result in change in mgt companies

#6 \$870 A homeowner paid past assessments and Oct assessment at the closing of the sale of her townhome

Information only. At request of HOA Board \$27,700 moved out of Checking Account and into Reserve Account 5/28/25