

Garden Grove Townhomes Owners Association Budget and Month to Month Actual Expenses per Line Item	Actual	2025 Expense & Income Totals: Est. & Actual	Budget 2025											
Fiscal Year Jan 1st to Dec 31st 2025	Jan	Feb	March	April	May	June	July	August	September	October	November	December		
Income														
Balance Forward Prior Month	\$70,211.53	\$100,762.29	\$96,222.36	\$83,005.28	\$69,156.43	\$62,600.58	\$62,762.07	\$64,146.99	\$58,998.52	\$57,905.97	\$52,285.21	\$70,288.64		
Deposit Dues + Assessments	\$38,501.11	\$14,336.01	\$15,836.41	\$10,759.29	\$11,594.33	\$12,432.88	\$69,769.63	\$82,835.36	\$11,884.05	\$13,295.12	\$38,306.45	\$148,720.19	\$468,270.83	\$190,580.00
Deposit Correction (includes uncleared checks and deposits)	\$6,042.40	-\$13,671.12	\$125,886.18	\$12,206.76	-\$9,971.27	\$418.80	\$4,974.52	-\$5,260.19	\$193.49	\$0.00	-\$5,374.56	\$9,890.96		
Prepaid Dues (for reference only)	\$15,090.00	-\$13,710.00	\$14,370.00	\$12,360.00	\$9,765.00	\$11,400.00	\$9,460.00		\$6,515.00	\$5,290.00	\$35,758.00	\$218,448.01		
Fines and Late fees (for reference only)			\$50.00								\$100.00		\$150.00	
Available Balance (for reference only)	93,622.64	128,808.30	97,688.77	81,404.57	70,985.76	63,633.46	123,071.70	146,982.35	64,367.57	65,911.09	\$54,833.66	9,890.96		
Interest income (operating acct)	\$11.87	\$11.49	\$11.32	\$9.77	\$8.01	\$7.93	\$8.84	\$9.63	\$5.87	\$5.68	\$5.52	\$13.41	\$109.34	60.00
Past Due to date (for information only)	\$4,801.00		\$1,419.00	\$18.00	\$999.18	\$651.00	\$1,201.00	\$977.41	\$948.41	\$1,016.00	\$747.00			
													\$0.00	
Total Income + Prior Balance	\$114,766.91	\$101,438.67	\$237,956.27	\$105,981.10	\$70,787.50	\$75,460.19	\$137,515.06	\$141,731.79	\$71,081.93	\$71,206.77	\$85,222.62	\$228,913.20		
Expense														
Administration													\$0.00	
filing fees								\$44.00					\$44.00	\$30.00
Income taxes (prep fee)	\$37.75		\$250.00										\$287.75	\$250.00
Insurance	\$4,063.14	\$4,063.16	\$4,063.16	\$4,063.16	\$4,063.16	\$4,063.16	\$5,502.34	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$57,392.08	\$25,000.00
legal										\$75.00			\$75.00	\$300.00
management	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$1,000.00	\$1,000.00	\$11,333.30	\$10,000.00
Miscellaneous		\$40.00	\$3,434.00		\$96.64	\$173.83	\$97.53	\$139.25	\$145.04	\$163.23	\$507.89	\$516.57	\$5,313.98	\$900.00
Gen Maintenance		\$150.00		\$9,666.80	\$1,274.80	\$517.00		\$4,407.21	\$247.50	\$907.78	\$216.50	\$4,950.00	\$22,337.59	\$16,000.00
Sprinkler Maintenance	\$13,762.14				\$676.20	\$596.60			\$916.18	\$1,120.00			\$17,071.12	\$10,000.00
Gutters (repairs and cleaning)													\$0.00	\$2,536.00
Landscaping General (Mowing Service)	-\$5,360.88			\$20,616.64		\$5,154.16	\$11,670.33		\$5,154.16	\$10,308.32	\$6,725.00	\$5,154.16	\$59,421.89	\$48,000.00
Painting (Maintenance & Touchup)													\$0.00	\$1,000.00
Roof and Venting Repair/Maintanance			\$126,240.66				\$54,968.00	\$70,149.72					\$251,358.38	\$5,000.00
Snow Removal													\$0.00	\$1,000.00
Tree and Bush Trimming						\$1,109.84				\$2,316.00			\$3,425.84	
Electricity/water Sprinkler System	\$569.14	\$29.82	\$29.84	\$29.74	\$142.79	\$150.20	\$196.54	\$463.60	\$277.59	\$180.01	\$82.43	\$29.98	\$2,181.68	\$1,200.00
Stucco Maintenance													\$0.00	
Total Expenses	\$14,004.62	\$5,216.31	\$134,950.99	\$35,309.67	\$7,186.92	\$12,698.12	\$73,368.07	\$81,639.27	\$13,175.96	\$21,505.83	\$14,033.98	\$17,152.87	\$430,242.61	\$161,545.00
Payment to Reserves			\$20,000.00	\$1,515.00	\$1,000.00			\$1,094.00			\$900.00	\$15,556.17	\$40,065.17	\$28,800.00
Operating Balance End Month	\$100,762.29	\$96,222.36	\$83,005.28	\$69,156.43	\$62,600.58	\$62,762.07	\$64,146.99	\$58,998.52	\$57,905.97	\$49,700.94	\$70,288.64	\$196,204.16		
Budgeted Deposits - Expenses														
Reserves														
Beginning Balance	\$700,086.01	\$702,060.25	\$703,681.33	\$599,004.92	\$602,005.46	\$604,595.78	\$606,036.72	\$552,585.53	\$484,520.22	\$485,249.82	\$485,924.39	\$487,365.07	\$487,365.07	
Transfer from Operating to Reserves			\$20,000.00	\$1,515.00	\$1,000.00			\$1,094.00	\$109.01	\$34.00	\$900.00		\$24,652.01	\$28,800.00
Expenditures from Reserves			\$126,265.66			\$4.95	\$54,923.49	\$70,149.72					\$251,343.82	
Transfer from Reserve to Operating													\$0.00	
Interest on Reserves	\$1,974.24	\$1,621.08	\$1,589.25	\$1,485.54	\$1,590.32	\$1,445.89	\$1,472.30	\$990.41	\$620.59	\$640.57	\$540.68	\$596.05	\$14,566.92	
Reserve Balance	\$702,060.25	\$703,681.33	\$599,004.92	\$602,005.46	\$604,595.78	\$606,036.72	\$552,585.53	\$484,520.22	\$485,249.82	\$485,924.39	\$487,365.07	\$487,961.12		