

Garden Grove Townhomes Owners Association Budget and Month to Month Actual Expenses per Line Item	Actual	Actual	Estimated	2026 Expense & Income Totals: Est. + Actual	Budget 2026										
Fiscal Year Jan 1st to Dec 31st 2026	Jan	Feb	March	April	May	June	July	August	September	October	November	December			
Income															
Balance Forward Prior Month	\$196,204.16	\$388,997.51	\$116,755.92	\$117,765.08	\$119,772.69	\$119,078.54	\$118,984.31	\$114,890.99	\$114,798.46	\$114,803.17	\$44,906.69	\$50,810.05			
Deposit Dues + Assessments	\$206,526.36	\$389,651.93	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$1,028,178.29	\$218,880.00	
Deposit Correction (includes uncleared checks and deposits)	-\$5,955.54	\$36,080.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		480,000.00	
Prepaid Dues (for reference only)	\$27,076.33	\$25,104.00												loss assesmnt	
Fines and Late fees (for reference only)			\$50.00								\$100.00		\$150.00		
Available Balance (for reference only)	375,654.19	753,545.44	159,955.92	160,965.08	162,972.69	162,278.54	162,184.31	158,090.99	157,998.46	158,003.17	\$88,106.69	9,890.96			
Interest income (operating acct)	\$35.62	\$14.39	\$11.32	\$9.77	\$8.01	\$7.93	\$8.84	\$9.63	\$5.87	\$5.68	\$5.52	\$13.41	\$135.99	60.00	
Past Due to date (for information only)	\$47,717.33	\$32,934.31											\$0.00		
Total Income + Prior Balance	\$396,810.60	\$814,744.70	\$159,967.24	\$160,974.85	\$162,980.70	\$162,286.47	\$162,193.15	\$158,100.62	\$158,004.33	\$158,008.85	\$88,112.21	\$94,023.46			
Expense															
Administration													\$0.00		
filing fees	\$25.00	\$25.00											\$50.00	\$30.00	
Income taxes (prep fee)													\$0.00	\$250.00	
Insurance	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$5,502.16	\$66,025.92	\$25,000.00	
legal	\$561.00	\$45.00											\$606.00	\$1,000.00	
management	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	\$10,000.00	
Miscellaneous	\$100.75	\$167.37	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,268.12	\$1,960.00	
Gen Maintenance	\$299.00	\$150.00		\$4,000.00	\$1,000.00	\$500.00		\$1,000.00	\$199.00	\$100.00	\$100.00	\$300.00	\$7,648.00	\$12,100.00	
Sprinkler Maintenance					\$700.00	\$600.00			\$800.00	\$800.00			\$2,900.00		
Gutters (repairs and cleaning)		\$79.40											\$79.40	\$2,536.00	
Landscaping General (Mowing Service)	\$295.00	\$10,565.99	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$65,860.99	\$65,000.00	
Painting (Maintenance & Touchup)													\$0.00	\$1,000.00	
Roof and Venting Repair/Maintanance	\$0.00	\$340,262.63	\$25,000.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$100,000.00	\$25,000.00		\$660,262.63	\$5,000.00	
Snow Removal													\$200.00	\$1,000.00	
Tree and Bush Trimming			\$5,000.00		\$5,000.00		\$5,000.00						\$15,000.00		
Electricity/water Sprinkler System	\$30.18	\$30.20	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00	\$100.00	\$100.00	\$100.00	\$50.00	\$1,210.38	\$1,200.00	
Stucco Maintenance													\$0.00		
Total Expenses	\$7,813.09	\$357,827.75	\$42,202.16	\$41,202.16	\$43,902.16	\$43,302.16	\$47,302.16	\$43,302.16	\$43,201.16	\$113,102.16	\$37,302.16	\$12,452.16	\$832,911.44	\$698,871.00	
Payment to Reserves		\$340,161.03											\$340,161.03	\$480,000.00	
Operating Balance End Month	\$388,997.51	\$116,755.92	\$117,765.08	\$119,772.69	\$119,078.54	\$118,984.31	\$114,890.99	\$114,798.46	\$114,803.17	\$44,906.69	\$50,810.05	\$81,571.30			
Budgeted Deposits - Expenses															
Reserves															
Beginning Balance	\$487,961.12	\$488,577.15	\$453,039.38	\$454,039.38	\$455,039.38	\$456,039.38	\$457,039.38	\$458,039.38	\$459,039.38	\$460,039.38	\$461,039.38	\$462,039.38	\$462,039.38		
Transfer from Operating to Reserves		\$304,161.03											\$304,161.03	\$28,800.00	
Expenditures from Reserves													\$0.00		
Transfer from Reserve to Operating		\$340,262.63											\$340,262.63		
Interest on Reserves	\$616.03	\$563.83	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$11,179.86		
Reserve Balance	\$488,577.15	\$453,039.38	\$454,039.38	\$455,039.38	\$456,039.38	\$457,039.38	\$458,039.38	\$459,039.38	\$460,039.38	\$461,039.38	\$462,039.38	\$463,039.38			