

Garden Grove Homeowners Association, Inc.

2026 ANNUAL BUDGET - Approved

Monthly Dues: \$190.00. Insurance Loss Assessment (ILA) of \$5,000.00 Due Jan. 1, 2026. No Non-Dues Assessment in 2026

Previous Dues: \$140/month

96 Units

	2024	2025	2025	2026
	Actual	YTD Actual	Budget	Proposed
INCOME				
Income from Dues	\$138,991.20	\$120,225.00	\$161,280.00	\$218,880.00
Insurance Loss Assessment	\$24,120.00	\$27,362.00	\$28,800.00	\$480,000.00
NSF Reimbursement	\$90.00			
Legal fee owner reimbursement	\$357,396.92			
Maintenane Reimbursement		\$125.18		
Postage Reimbursement	\$11.80	\$21.78		
Misc. Income & Violation Fees/Fines	-\$238.42			
Interest Income	\$10,082.38	\$12,247.94	\$4,500.00	
Total Income	\$530,453.88	\$159,981.90	\$194,580.00	\$698,880.00
EXPENSES				
Repair & Maintenance	\$35,369.34	\$262,088.67	\$16,000.00	\$12,100.00
Landscape Maintenance-Contract	\$52,022.10	\$37,234.41	\$48,000.00	\$53,000.00
Landscape Maintenance - Tree/ Shrub	\$10,639.43	\$14,871.98	\$11,000.00	\$16,500.00
Landscaping/Irrigation/Maint./Repairs/Grounds	\$10,611.40	\$6,596.19	\$10,000.00	\$10,000.00
Snow Removal			\$1,000.00	\$1,000.00
Irrigation Water	\$523.58	\$539.32	\$550.00	\$550.00
Roof Repairs	\$538.29		\$5,000.00	\$480,000.00
Management	\$10,299.96	\$7,466.64	\$11,200.00	\$12,000.00
Insurance	\$46,164.98	\$40,885.52	\$37,000.00	\$65,173.00
Electricity	\$1,252.92	\$1,349.94	\$1,200.00	\$1,450.00
Meeting Expense				\$50.00
Office Expense	\$1,841.17	\$972.35	\$1,200.00	\$1,960.00
Legal	\$658.00		\$1,000.00	\$1,000.00
Professional Services	\$1,016.16			\$250.00
Registration & Filing Fees	\$53.00	\$44.00	\$53.00	\$53.00
Tax/Accounting Preparation & Filing	\$250.00	\$287.75	\$250.00	\$250.00
Bank Fees	\$36.58	\$25.00	\$35.00	\$35.00
State/Federal Taxes	\$279.00	\$3,409.00	\$300.00	\$3,500.00
Misc/Petty Cash for Board: Repairs/Expenses	\$4,486.59		\$4,000.00	
Capital Reserve			\$40,000.00	\$40,000.00
Total Expenses	\$176,042.50	\$375,770.77	\$187,788.00	\$698,871.00
NET INCOME	\$354,411.38	-\$215,788.87	\$6,792.00	\$9.00

Account Balances YTD, 2025:

Operating Cash: \$56,999.92

Reserve Savings Account: \$484,629.22

Total Cash Assets: \$541,629.14