

Garden Grove Homeowners Association, Inc.

2027 ANNUAL BUDGET - Approved

Monthly Dues: \$200.00. Reserves Dues Assessment of \$400 Due March 1st, 2027

96 Units	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$161,145.00	\$143,979.00	\$218,880.00	\$230,400.00
Insurance Loss Assessment	\$15,666.67	\$435,540.96	\$480,000.00	
Reserves Special Assessment	\$28,364.00	\$156.00		\$38,400.00
NSF Reimbursement				
Legal fee owner reimbursement				
Maintenane Reimbursement	\$125.18	\$45.00		
Postage Reimbursement	\$36.18	\$30.00		
Misc. Income & Violation Fees/Fines				
Interest Income	\$14,676.31	\$3,085.41		\$3,500.00
Total Income	\$220,013.34	\$582,836.37	\$698,880.00	\$272,300.00
EXPENSES				
Repair & Maintenance	\$18,120.58	\$2,814.80	\$12,100.00	\$20,000.00
Landscape Maintenance-Contract	\$51,934.88	\$43,036.97	\$53,000.00	\$68,190.00
Landscape Maintenance - Tree/ Shrub	\$24,380.48	\$11,297.50	\$16,500.00	\$25,000.00
Landscaping/Irrigation/Maint./Repairs/Grounds	\$8,527.70	\$7,607.84	\$10,000.00	\$10,000.00
Snow Removal			\$1,000.00	\$1,000.00
Irrigation Water	\$539.32	\$593.26	\$550.00	\$600.00
Roof Repairs	\$251,656.37	\$681,443.30	\$480,000.00	\$1,000.00
Management	\$11,333.30	\$7,000.00	\$12,000.00	\$13,000.00
Insurance	\$57,392.00	\$44,039.18	\$65,173.00	\$57,560.00
Electricity	\$1,410.56	\$813.78	\$1,450.00	\$1,450.00
Meeting Expense	\$205.00		\$50.00	
Office Expense	\$1,935.04	\$777.04	\$1,960.00	\$1,950.00
Legal	\$75.00	\$610.50	\$1,000.00	\$2,500.00
Professional Services	\$75.00		\$250.00	
Registration & Filing Fees	\$44.00		\$53.00	\$53.00
Tax/Accounting Preparation & Filing	\$287.75	\$335.00	\$250.00	\$350.00
Bank Fees	\$25.00	\$80.00	\$35.00	\$80.00
State/Federal Taxes	\$3,409.00		\$3,500.00	\$350.00
Misc/Petty Cash for Board: Repairs/Expenses				
Capital Reserve			\$40,000.00	\$69,000.00
Total Expenses	\$431,350.98	\$800,449.17	\$698,871.00	\$272,083.00
NET INCOME	-\$211,337.64	-\$217,612.80	\$9.00	\$217.00

Account Balances YTD, 08/16/26:

Operating Cash:	\$39,213.18
Reserve Savings Account:	\$288,535.38
Total Cash Assets:	\$327,748.56