

Garden Grove Townhomes Owners Association Budget and Month to Month Actual Expenses per Line Item	Actual	Actual	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	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	\$103,656.54	\$105,664.15	\$104,970.00	\$104,875.77	\$100,782.45	\$100,689.92	\$100,694.63	\$30,798.15	\$36,701.51		
Deposit Dues + Assessments	\$206,526.36	\$389,651.93	\$162,765.16	\$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	\$1,147,743.45	\$218,880.00
Deposit Correction (includes uncleared checks and deposits)	-\$5,955.54	\$36,080.87	-\$276.83	\$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	\$23,601.66											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	255,919.42	146,856.54	148,864.15	148,170.00	148,075.77	143,982.45	143,889.92	143,894.63	\$73,998.15	9,890.96		
Interest income (operating acct)	\$35.62	\$14.39	\$9.98	\$9.77	\$8.01	\$7.93	\$8.84	\$9.63	\$5.87	\$5.68	\$5.52	\$13.41	\$134.65	60.00
Past Due to date (for information only)	\$47,717.33	\$32,934.31	\$32,862.95										\$0.00	
Total Income + Prior Balance	\$396,810.60	\$814,744.70	\$279,254.23	\$146,866.31	\$148,872.16	\$148,177.93	\$148,084.61	\$143,992.08	\$143,895.79	\$143,900.31	\$74,003.67	\$79,914.92		
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	\$4.50										\$610.50	\$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	\$86.59	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,254.71	\$1,960.00
Gen Maintenance	\$299.00	\$150.00	\$593.26	\$4,000.00	\$1,000.00	\$500.00		\$1,000.00	\$199.00	\$100.00	\$100.00	\$300.00	\$8,241.26	\$12,100.00
Sprinkler Maintenance			\$2,627.00		\$700.00	\$600.00			\$800.00	\$800.00			\$5,527.00	
Gutters (repairs and cleaning)		\$79.40											\$79.40	\$2,536.00
Landscaping General (Mowing Service)	\$295.00	\$10,565.99	\$5,411.83	\$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	\$65,772.82	\$65,000.00
Painting (Maintenance & Touchup)													\$0.00	\$1,000.00
Roof and Venting Repair/Maintanance	\$0.00	\$340,262.63	\$130,576.65	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$100,000.00	\$25,000.00		\$765,839.28	\$5,000.00
Snow Removal													\$200.00	\$1,000.00
Tree and Bush Trimming					\$5,000.00		\$5,000.00						\$10,000.00	
Electricity/water Sprinkler System	\$30.18	\$30.20	\$30.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00	\$100.00	\$100.00	\$100.00	\$50.00	\$1,140.38	\$1,200.00
Stucco Maintenance													\$0.00	
Total Expenses	\$7,813.09	\$357,827.75	\$145,831.99	\$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	\$936,541.27	\$698,871.00
Payment to Reserves		\$340,161.03	\$29,765.70										\$369,926.73	\$480,000.00
Operating Balance End Month	\$388,997.51	\$116,755.92	\$103,656.54	\$105,664.15	\$104,970.00	\$104,875.77	\$100,782.45	\$100,689.92	\$100,694.63	\$30,798.15	\$36,701.51	\$67,462.76		
Budgeted Deposits - Expenses														
Reserves														
Beginning Balance	\$487,961.12	\$488,577.15	\$453,039.38	\$352,964.56	\$353,964.56	\$354,964.56	\$355,964.56	\$356,964.56	\$357,964.56	\$358,964.56	\$359,964.56	\$360,964.56	\$360,964.56	
Transfer from Operating to Reserves		\$304,161.03	\$29,765.70										\$333,926.73	\$28,800.00
Expenditures from Reserves			\$130,576.65										\$130,576.65	
Transfer from Reserve to Operating		\$340,262.63											\$340,262.63	
Interest on Reserves	\$616.03	\$563.83	\$736.13	\$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	\$10,915.99	
Reserve Balance	\$488,577.15	\$453,039.38	\$352,964.56	\$353,964.56	\$354,964.56	\$355,964.56	\$356,964.56	\$357,964.56	\$358,964.56	\$359,964.56	\$360,964.56	\$361,964.56		