

Garden Grove Townhomes Owners Association Budget and Month to Month Actual Expenses per Line Item													2026 Expense & Income Totals:	Budget 2026
Fiscal Year Jan 1st to Dec 31st 2026	Actual Jan	Actual Feb	Actual March	Actual April	Actual May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Est. + Actual	
<b>Income</b>														
Balance Forward Prior Month	\$196,204.16	\$388,997.51	\$116,755.92	\$103,656.54	\$115,060.09	\$59,069.98	\$58,975.75	\$54,882.43	\$54,789.90	\$52,709.61	-\$17,186.87	-\$11,283.51		
Deposit Dues + Assessments	\$206,526.36	\$389,651.93	\$162,765.16	\$194,505.68	\$33,352.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$43,200.00	\$1,289,201.13	\$218,880.00
Deposit Correction (includes uncleared checks and deposits)	-\$5,955.54	\$36,080.87	-\$276.83	-\$3,623.85	-\$8,647.65	\$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	\$19,115.33	\$12,426.31									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	279,046.89	135,985.78	102,269.98	102,175.75	98,082.43	97,989.90	95,909.61	\$26,013.13	9,890.96		
Interest income (operating acct)	\$35.62	\$14.39	\$9.98	\$11.41	\$7.48	\$7.93	\$8.84	\$9.63	\$5.87	\$5.68	\$5.52	\$13.41	\$135.76	60.00
Past Due to date (for information only)	\$47,717.33	\$32,934.31	\$32,862.95	\$32,046.00	\$19,591.62								\$0.00	
Total Income + Prior Balance	\$396,810.60	\$814,744.70	\$279,254.23	\$294,549.78	\$139,771.92	\$102,277.91	\$102,184.59	\$98,092.06	\$97,995.77	\$95,915.29	\$26,018.65	\$31,929.90		
<b>Expense</b>														
Administration													\$0.00	
filing fees	\$25.00	\$25.00		-\$14.99									\$35.01	\$30.00
Income taxes (prep fee)				\$335.00									\$335.00	\$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	\$3,085.00	\$1,000.00	\$1,000.00	\$1,000.00	\$14,085.00	\$10,000.00
Miscellaneous	\$100.75	\$167.37	\$86.59	\$110.30	\$116.72	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,281.73	\$1,960.00
Gen Maintenance	\$299.00	\$150.00	\$593.26	\$54.00	\$462.33	\$500.00		\$1,000.00	\$199.00	\$100.00	\$100.00	\$300.00	\$3,757.59	\$12,100.00
Sprinkler Maintenance			\$2,627.00	\$45.00	\$258.00	\$600.00			\$800.00	\$800.00			\$5,130.00	
Gutters (repairs and cleaning)		\$79.40											\$79.40	\$2,536.00
Landscaping General (Mowing Service)	\$295.00	\$10,565.99	\$5,411.83	\$11,112.65	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$71,385.47	\$65,000.00
Painting (Maintenance & Touchup)													\$0.00	\$1,000.00
Roof and Venting Repair/Maintanance	\$0.00	\$340,262.63	\$130,576.65	\$161,315.57	\$49,234.45	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$100,000.00	\$25,000.00		\$926,389.30	\$5,000.00
Snow Removal													\$200.00	\$1,000.00
Tree and Bush Trimming							\$5,000.00						\$5,000.00	
Electricity/water Sprinkler System	\$30.18	\$30.20	\$30.00	\$30.00	\$125.32	\$100.00	\$200.00	\$200.00	\$100.00	\$100.00	\$100.00	\$50.00	\$1,095.70	\$1,200.00
Stucco Maintenance													\$0.00	
Total Expenses	\$7,813.09	\$357,827.75	\$145,831.99	\$179,489.69	\$62,198.98	\$43,302.16	\$47,302.16	\$43,302.16	\$45,286.16	\$113,102.16	\$37,302.16	\$12,452.16	\$1,095,210.62	\$698,871.00
Payment to Reserves		\$340,161.03	\$29,765.70		\$18,502.96								\$388,429.69	\$480,000.00
Operating Balance End Month	\$388,997.51	\$116,755.92	\$103,656.54	\$115,060.09	\$59,069.98	\$58,975.75	\$54,882.43	\$54,789.90	\$52,709.61	-\$17,186.87	-\$11,283.51	\$19,477.74		
Budgeted Deposits - Expenses														
<b>Reserves</b>														
Beginning Balance	\$487,961.12	\$488,577.15	\$453,039.38	\$352,964.56	\$206,415.08	\$225,107.04	\$226,107.04	\$227,107.04	\$228,107.04	\$229,107.04	\$230,107.04	\$231,107.04	\$231,107.04	
Transfer from Operating to Reserves		\$304,161.03	\$29,765.70	\$13,435.71	\$18,502.96								\$365,865.40	\$28,800.00
Expenditures from Reserves			\$130,576.65	\$160,451.57									\$291,028.22	
Transfer from Reserve to Operating		\$340,262.63											\$340,262.63	
Interest on Reserves	\$616.03	\$563.83	\$736.13	\$466.38	\$189.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$9,571.37	
Reserve Balance	\$488,577.15	\$453,039.38	\$352,964.56	\$206,415.08	\$225,107.04	\$226,107.04	\$227,107.04	\$228,107.04	\$229,107.04	\$230,107.04	\$231,107.04	\$232,107.04		