

# Peaks at Redlands Mesa Budget

2026 Budget Approved

**\$289/Month (25 Units) July 1st**

	2024	2025	2026
INCOME	Actual	Actual	Proposed
Income from Operations	\$73,922.00	\$77,408.21	\$86,700.00
Special Assessment Income	\$1,500.00	\$29,565.00	
One Time Reserves Contribution for Painting		\$13,200.00	
Interest	\$29.01	\$31.62	\$31.00
Violation Fees/Fines/Reimbursement/s	\$28.55	\$24.98	
<b>Total Income</b>	<b>\$75,479.56</b>	<b>\$120,229.81</b>	<b>\$86,731.00</b>

## Expenses

Landscape (Contract)	\$2,728.08	\$3,000.78	\$3,150.82
Irrigation Repairs	\$351.15	\$800.88	\$850.00
Repair & Maintenance	\$14,433.35	\$8,091.42	\$6,000.00
Painting/Stucco		\$46,124.14	
Grounds	\$1,149.84	\$709.26	\$1,250.00
Snow Removal	\$1,098.90	\$1,348.60	\$2,000.00
Pest Control		\$252.00	\$300.00
Management	\$6,450.00	\$6,600.00	\$7,000.00
Master Association Dues (\$500/Owner)	\$12,000.00	\$12,000.00	\$12,500.00
Insurance G/L & D/O	\$25,431.25	\$30,808.25	\$36,845.00
Electricity	\$407.20	\$435.09	\$445.00
Office/Mailing	\$377.86	\$538.77	\$540.00
Misc./Meeting Costs		\$55.00	\$55.00
Legal/Professional Fees	\$50.00		
Registration and Filing Fees	\$85.00	\$44.00	\$53.00
Tax Preparation & Filing	\$250.00	\$283.50	\$300.00
Federal & State Taxes	\$25.00		
Bank Charges	\$7.00		\$7.00
Capital Reserve	\$14,400.00	\$13,200.00	\$15,240.00
<b>Total Expenses</b>	<b>\$79,244.63</b>	<b>\$124,291.69</b>	<b>\$86,535.82</b>

<b>NET INCOME</b>	<b>-\$3,765.07</b>	<b>-\$4,061.88</b>	<b>\$195.18</b>
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### Balances YTD, 4/16/2026:

Operating Account: \$23,857.61

Reserves Account: \$53,814.00

**Total Balance: \$77,671.61**