

Garden Grove Townhomes Owners Association Budget and Month to Month Actual Expenses per Line Item	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	\$115,060.09	\$59,069.98	\$64,106.36	\$51,602.77	\$43,922.54	\$45,540.28	-\$24,356.20	-\$18,452.84		
Deposit Dues + Assessments	\$206,526.36	\$389,651.93	\$162,765.16	\$194,505.68	\$33,352.00	\$45,961.09	\$20,769.37	\$20,769.37	\$28,571.41	\$43,200.00	\$43,200.00	\$43,200.00	\$1,232,472.37	\$218,880.00
Deposit Correction (includes uncleared checks and deposits)	-\$5,955.54	\$36,080.87	-\$276.83	-\$3,623.85	-\$8,647.65	-\$21,020.35	-\$54.18	\$8,327.86	\$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	\$15,885.61	\$13,345.99	\$10,383.69	\$13,467.57					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	89,145.46	71,529.74	61,988.45	59,026.38	88,740.28	\$18,843.80	9,890.96		
Interest income (operating acct)	\$35.62	\$14.39	\$9.98	\$11.41	\$7.48	\$4.53	\$4.63	\$4.63	\$3.37	\$5.68	\$5.52	\$13.41	\$120.65	60.00
Past Due to date (for information only)	\$47,717.33	\$32,934.31	\$32,862.95	\$32,046.00	\$19,591.62			\$3,132.63	\$9,226.54					
													\$0.00	
Total Income + Prior Balance	\$396,810.60	\$814,744.70	\$279,254.23	\$294,549.78	\$139,771.92	\$84,015.25	\$84,826.18	\$80,704.63	\$72,497.32	\$88,745.96	\$18,849.32	\$24,760.57		
Expense														
Administration													\$0.00	
filing fees	\$25.00	\$25.00		-\$14.99				\$44.00					\$79.01	\$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	\$5,513.11	\$5,512.99	\$5,512.99	\$5,502.16	\$5,502.16	\$5,502.16	\$66,058.53	\$25,000.00
legal	\$561.00	\$45.00	\$4.50				\$40.00						\$650.50	\$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	\$110.30	\$116.72	\$108.76	\$101.55	\$97.01	\$96.23	\$100.00	\$100.00	\$100.00	\$1,285.28	\$1,960.00
Gen Maintenance	\$299.00	\$150.00	\$593.26	\$54.00	\$462.33		\$223.90		\$325.00	\$100.00	\$100.00	\$300.00	\$2,607.49	\$12,100.00
Sprinkler Maintenance			\$2,627.00	\$45.00	\$258.00			\$4,762.73	\$5,376.70	\$800.00			\$13,869.43	
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	\$6,578.52	\$6,473.42	\$5,411.83	\$5,411.83	\$5,500.00	\$5,500.00	\$5,500.00	\$73,261.07	\$65,000.00
Painting (Maintenance & Touchup)													\$0.00	\$1,000.00
Roof and Venting Repair/Maintanence	\$0.00	\$340,262.63	\$130,576.65	\$161,315.57	\$49,234.45	\$2,311.50			\$30,000.00	\$100,000.00	\$25,000.00		\$838,700.80	\$5,000.00
Snow Removal													\$200.00	\$1,000.00
Tree and Bush Trimming						\$4,179.00	\$182.00	\$333.00	\$330.00				\$5,024.00	
Electricity/water Sprinkler System	\$30.18	\$30.20	\$30.00	\$30.00	\$125.32	\$228.95	\$339.13	\$270.53	\$278.53	\$100.00	\$100.00	\$50.00	\$1,612.84	\$1,200.00
Stucco Maintenance													\$0.00	
Total Expenses	\$7,813.09	\$357,827.75	\$145,831.99	\$179,489.69	\$62,198.98	\$19,908.89	\$13,873.11	\$17,432.09	\$18,331.28	\$113,102.16	\$37,302.16	\$12,452.16	\$985,563.35	\$698,871.00
Payment to Reserves		\$340,161.03	\$29,765.70		\$18,502.96		\$19,350.30	\$19,350.00	\$10,170.32				\$437,300.31	\$480,000.00
Operating Balance End Month	\$388,997.51	\$116,755.92	\$103,656.54	\$115,060.09	\$59,069.98	\$64,106.36	\$51,602.77	\$43,922.54	\$45,540.28	-\$24,356.20	-\$18,452.84	\$12,308.41		
Budgeted Deposits - Expenses														
Reserves														
Beginning Balance	\$487,961.12	\$488,577.15	\$453,039.38	\$352,964.56	\$206,415.08	\$225,107.04	\$246,140.64	\$246,323.17	\$288,948.72	\$299,622.48	\$300,622.48	\$301,622.48	\$301,622.48	
Transfer from Operating to Reserves		\$304,161.03	\$29,765.70	\$13,435.71	\$18,502.96	\$20,832.03		\$42,212.21	\$10,170.32				\$439,079.96	\$28,800.00
Expenditures from Reserves			\$130,576.65	\$160,451.57			\$40.00						\$291,068.22	
Transfer from Reserve to Operating		\$340,262.63											\$340,262.63	
Interest on Reserves	\$616.03	\$563.83	\$736.13	\$466.38	\$189.00	\$201.57	\$222.53	\$413.34	\$503.44	\$1,000.00	\$1,000.00	\$1,000.00	\$6,912.25	
Reserve Balance	\$488,577.15	\$453,039.38	\$352,964.56	\$206,415.08	\$225,107.04	\$246,140.64	\$246,323.17	\$288,948.72	\$299,622.48	\$300,622.48	\$301,622.48	\$302,622.48		