

TROUBLE CREEK VILLAS HOA
58 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2025 PROJECTED exp	2026 APPROVED ANNUAL	2026 APPROVED MONTHLY	2026 PER UNIT COST
4010	Regular Assessments	\$71,688	\$70,369	\$81,668	\$6,806	\$117.3
4020	Unit Late Fees				\$0	\$0.00
4400	Interest Income				\$0	\$0.00
4500	Application Income				\$0	\$0.00
	TOTAL REVENUE	\$71,688	\$70,369	\$81,668	\$6,806	\$117
	OPERATING EXPENSES					
5010	Admin charges	\$300	\$1,040	\$1,040	\$87	\$1.49
5030	Website	\$720	\$480	\$0	\$0	\$0.00
	LOCK BOX		\$495	\$495	\$41	\$0.71
5220	Pest Control	\$2,160	\$2,160	\$2,160	\$180	\$3.10
5300	Insurance Package	\$9,090	\$9,090	\$9,090	\$758	\$13.06
5400	Lawn service contract	\$10,560	\$10,560	\$10,560	\$880	\$15.17
	Landscaping/mulch/sod	\$653	\$0	\$4,000	\$333	\$5.75
5410	Trees	\$3,000	\$4,000	\$3,500	\$292	\$5.03
5600	License / Permit Taxes	\$300	\$280	\$280	\$23	\$0.40
5610	Annual Report	\$63	\$63	\$63	\$5	\$0.09
5800	Mgmt Fee Exp.	\$7,107	\$7,107	\$11,700	\$975	\$16.81
5900	Professional - Legal	\$450	\$550	\$500	\$42	\$0.72
5910	Professional - audit	\$0		\$425	\$35	\$0.61
6100	Repair - General	\$1,200	\$275	\$800	\$67	\$1.15
6130	Storm Water Tax	\$153	\$0	\$0	\$0	\$0.00
	Irrigation Monthly Inspections	\$1,350	\$1,625	\$1,625	\$135	\$2.33
6160	Irrigations Repairs	\$900	\$1,332	\$900	\$75	\$1.29
6200	Pool Maintenance	\$7,440	\$7,440	\$7,740	\$645	\$11.12
						\$0.00
6400	Pool Repairs & Supplies	\$600	\$600	\$0	\$0	\$0.00
6410	Pool Janitorial	\$900	\$900	\$900	\$75	\$1.29
7000	Utilities - Electric	\$7,500	\$7,224	\$7,500	\$625	\$10.78
7001	Utilities - Water/Sewer/Irrigation	\$450	\$300	\$450	\$38	\$0.65
7004	Trash / 2027	\$12,252	\$10,308	\$10,308	\$859	\$14.81
	TOTAL OPERATING EXPENSES	\$67,148	\$65,829	\$74,036	\$6,170	\$106.37

	Reseves	2025	2025	2026 Annual	2026 MONTHLY	PER UNIT COST
9010	Reserves - Painting- Wall	\$1,000	\$0	\$2,000	\$167	\$2.87
9015	Reserves - General	\$0	\$0	\$0	\$0	\$0.00
9020	Reserves - Paving	\$1,500	\$1,500	\$1,500	\$125	\$2.16
	Reserves - Seal Coating		\$1,000	\$935	\$78	\$1.34
9030	Reserves - Roofing	\$540	\$540	\$ 2,305.00	\$192	\$3.31
9050	Reserves - Pool	\$1,500	\$1,500	\$892	\$74	\$1.28
9060	Reserves - Gates	\$0	\$0	\$0	\$0	\$0.00
	TOTAL RESERVES	\$4,540	\$4,540	\$7,632	\$636	\$10.97
	TOTAL EXPENSES	\$71,688	\$70,369	\$81,668	\$6,806	\$117

Approved

2026 MONTHLY FEE : \$117

This budget is a good faith estimate only and represents an approximation of future income and expenses based on facts and circumstances existing at the time of preparation.
Actual income and expenses may be more or less than projected.