

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/Irrigat	\$450	\$300	\$450	\$38	\$0.65
7004	Trash / 2027	\$12,252	\$10,308	\$10,308	\$859	\$14.81
	TOTAL OPERATING EXPEN	\$67,148	\$65,829	\$74,036	\$6,170	\$106.37

Reserves	2025	2025	2026	2026	PER UNIT COST
			Annual	MONTHLY	
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.