

CEDAR PARK MULTI FAMILY

2026 Approved Budget

Income		Budget '25	Actual '25	Proposed '26	Approved 2026 w/4.375% 191.00
4500	HOA Assessment Townhome (183*24*12)	\$ 50,400.00	\$ 52,696.27	\$ 52,704.00	\$ 54,240.00
	Irrigation Water Assessment	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
4810	Prepaid Assessments	\$ -	\$ 1,377.50	\$ -	\$ -
5720	Interest on Bank Accounts	\$ -	\$ 21.41	\$ -	\$ -
5800	Late Fee	\$ -	\$ 107.42	\$ -	\$ -
Total Income		\$ 50,400.00	\$ 54,202.60	\$ 53,704.00	\$ 55,240.00

Expenses		Budget '25	Actual '25	Proposed '26	Approved 2026 w/4.375% 191.00
6258	Landscape Maint-On Contract	\$ 3,600.00	\$ 3,540.00	\$ 3,780.00	\$ 3,780.00
6259	Landscape Maint-Off Contract	\$ 300.00	\$ 255.00	\$ 300.00	\$ 300.00
6269	Building Maintenance (Roofs)	\$ 12,000.00	\$ 9,582.17	\$ 10,000.00	\$ 10,000.00
6270	Irrigation Expense	\$ 600.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
6300	Management	\$ 3,600.00	\$ 3,600.00	\$ 3,960.00	\$ 3,960.00
6320	Insurance	\$ 26,000.00	\$ 22,654.25	\$ 25,000.00	\$ 25,000.00
6410	Electricity	\$ 500.00	\$ 982.55	\$ 1,000.00	\$ 1,000.00
6450	Trash Disposal	\$ 4,800.00	\$ 5,338.65	\$ 6,000.00	\$ 6,000.00
6470	Postage/Mailing	\$ 800.00	\$ 396.75	\$ 500.00	\$ 500.00
6702	Taxes & Licenses	\$ 70.00	\$ 69.00	\$ 70.00	\$ 70.00
	Reserve Fund	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 3,258.24
Total Expenses		\$ 57,270.00	\$ 52,868.37	\$ 54,610.00	\$ 55,368.24

Net Income	\$ (6,870.00)	\$ 1,334.23	\$ (906.00)	\$ (128.24)
Operating Account as of 12/31/2025	\$ 35,957.47			
Savings Account as of 12/31/2025	\$ 1,683.24			
Total Cash as of 12/18/2025	\$ 37,640.71			