

Patterson Gardens 2026 Approved Budget

Board Approved
Vote Reired: PASSED
(1/7/26)

Income	Budget '25	Actual '25	Proposed '26 w/4.795% (\$306.00)	Approved 26' w/23.288% (\$360.00)
4500 HOA Assessment (\$306.00/mo x 40 units x 12	\$ 140,160.00	\$ 131,029.99	\$ 146,880.00	\$ 172,800.00
4517 RV Parking Lot (\$25/mo)**	\$ 1,200.00	\$ 1,325.00	\$ 1,300.00	\$ 1,300.00
4520 Pet Fee	\$ 3,600.00	\$ 1,807.94	\$ 2,000.00	\$ 2,000.00
4560 Violation Fines	\$ -	\$ -	\$ -	\$ -
4810 Prepaid Fees	\$ -	\$ 1,248.26	\$ -	\$ -
5700 Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
5702 Insurance Claim Proceeds	\$ -	\$ 216,903.22	\$ -	\$ -
5720 Interest on Bank Accounts	\$ -	\$ 2,730.02	\$ -	\$ -
Reimbursed Expense	\$ -	\$ 41.00	\$ -	\$ -
5800 Late Fees	\$ -	\$ (181.58)	\$ -	\$ -
Total income	\$ 144,960.00	\$ 354,903.85	\$ 150,180.00	\$ 176,100.00

Fixed Expenses *	Budget '25	Actual '25	Proposed '26 w/4.795%	Approved 26' w/23.288%	
6200 Building Repair & Maintenance	\$ 1,500.00	\$ 6,820.19	\$ 6,800.00	\$ 6,800.00	
6207 Pool Maintenance, Supplies, Repairs	\$ 1,650.00	\$ -	\$ -	\$ -	
6208 Pool Electric/Gas	\$ 1,650.00	\$ -	\$ -	\$ -	
6230 Painting/Exterior Maintenance	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00	
6256 Tree/Shrub Maintenance	\$ 1,000.00	\$ -	\$ -	\$ -	
6258 Landscape Maintenance (On Contract)	\$ -	\$ 31,369.28	\$ 36,600.00	\$ 36,600.00	
6259 Landscape Maintenance (Off Contract)	\$ 3,500.00	\$ 2,333.86	\$ 4,500.00	\$ 4,500.00	
6260 Grounds Maintenance	\$ 1,000.00	\$ 2,400.00	\$ 1,100.00	\$ 1,100.00	
6266 Lien/Filing & Processing Fees	\$ -	\$ 43.00	\$ 300.00	\$ 300.00	
6268 Pest Control	\$ 5,000.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	
6270 Irrigation System Expense	\$ 5,000.00	\$ 865.11	\$ 5,000.00	\$ 5,000.00	
6275 Irrigation Water Shares	\$ 600.00	\$ 599.50	\$ 625.00	\$ 625.00	
6276 Gutter Repair & Maintenance	\$ 500.00	\$ -	\$ -	\$ -	
6279 Irrigation Valve Repair/Replacement	\$ -	\$ 6,979.61	\$ 1,500.00	\$ 1,500.00	
6300 Management	\$ 4,400.00	\$ 4,200.00	\$ 4,620.00	\$ 4,620.00	Dec Inc
6320 Insurance	\$ 32,500.00	\$ 27,975.96	\$ 51,517.00	\$ 51,517.00	Dec Inc
6325 Insurance Claim Clearing A/C	\$ -	\$ 219,209.04	\$ -	\$ -	
6410 Electricity/Gas	\$ 2,000.00	\$ 3,217.87	\$ 3,650.00	\$ 3,650.00	
6430 Water	\$ 14,000.00	\$ 11,438.12	\$ 14,000.00	\$ 14,000.00	
6440 Sewer	\$ 9,200.00	\$ 9,465.72	\$ 9,700.00	\$ 9,700.00	Dec Inc
6450 Trash Disposal	\$ 5,000.00	\$ 4,617.50	\$ 5,200.00	\$ 5,200.00	Dec Inc
6460 Bank Charges	\$ -	\$ -	\$ -	\$ -	
6470 Postage & Mailing	\$ 1,000.00	\$ 750.00	\$ 2,000.00	\$ 2,000.00	
6475 Pet Waste Removal	\$ 3,600.00	\$ -	\$ -	\$ -	
6700 Legal & Accounting	\$ 200.00	\$ 140.00	\$ 200.00	\$ 200.00	
6701 Income Tax	\$ -	\$ 272.00	\$ 500.00	\$ 500.00	
6702 Taxes & Licenses	\$ 75.00	\$ 96.52	\$ 70.00	\$ 70.00	
6705 Miscellaneous Expense	\$ 506.95	\$ 500.00	\$ 500.00	\$ 500.00	
Reserve Fund	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00	
Subtotal fixed expenses	\$ 102,281.95	\$ 344,193.28	\$ 169,782.00	\$ 169,782.00	
Difference between income and expenses	\$ 42,678.05	\$ 10,710.57	\$ (19,602.00)	\$ 6,318.00	

Balance as of: 12/4/2025

Cash in Checking Account	\$ 41,691.61
Money Market Account	\$ 38,345.28
CD	\$ 21,102.07
Total In All Accounts	\$ 101,138.96