Pear Meadows Estates

2026 Approved Budget

$35 increase / unit (less than 15%)

	2025 Approved	2025 Actual YTD	2025 Projected	2026 Approved
Income:				
Annual Dues ($275 X 54 units)	12,960.00	12,860.00	12,960.00	14,850.00
Violation Fines	0.00	100.00	100.00	0.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	46.77	46.77	0.00
Late Fee	0.00	11.48	11.48	0.00
Total Income	**12,960.00**	**13,018.25**	**13,118.25**	**14,850.00**
Expenses:				
Repair & Maintenance	0.00	2,106.62	2,106.62	500.00
Landscape Maint-On Contract	2,900.00	2,219.00	2,853.00	2,995.65
Landscape Maint-Off Contract	0.00	0.00	500.00	0.00
Irrigation System Expense	500.00	172.89	172.89	500.00
Irrigation/Water Shares	200.00	200.00	200.00	220.00
Management	5,184.00	3,904.00	5,248.00	5,376.00
Insurance	2,000.00	1,244.00	1,244.00	1,500.00
Electricity	200.00	167.00	197.37	240.00
Bank Charges	25.00	4.89	4.89	10.00
Postage / Mailing	650.00	646.50	930.00	1,080.00
Legal & Accounting	140.00	140.00	140.00	150.00
Lawyer/Legal Expenses	500.00	0.00	0.00	500.00
Taxes & Licenses	60.00	69.00	69.00	100.00
Lien Filing / Processing	0.00	0.00	372.00	400.00
Site Inspections	70.00	70.00	210.00	210.00
Reserve Fund	500.00	0.00	1,000.00	1,000.00
Total Expenses	**12,929.00**	**8,837.28**	**13,141.15**	**14,781.65**
Net	**31.00**	**4,180.97**	**-22.90**	**68.35**

Balances	
Operating Account as of 10/10/25	5,061.63
Reserve Account as of 10/10/25	10,774.42
Total Cash	**15,836.05**

****The Reserve Account is for the repair/replacement of Irrigation System & Mailboxes**