

CEZANNE COURT
2026 Approved Budget
Increase to \$810/quarter (20% increase)

	2025 Approved	2025 Actual YTD*	2025 Projected	2026 Approved	Inc/Decr
Income					
HOA Dues (\$810/quarter * 30 units)	81,000.00	74,562.08	81,000.00	97,200.00	16,200.00
Reimbursed Expense	0.00	99.00	85.00	0.00	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00
Late Fees	0.00	0.00	8.16	0.00	0.00
Lien Fees Recovered	0.00	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	782.25	998.85	750.00	750.00
TOTAL INCOME	81,000.00	75,443.33	82,092.01	97,950.00	16,950.00
Expenses					
Building Maintenance	500.00	3,719.00	4,000.00	0.00	(500.00) removing line item for 2026
Repairs & Maintenance	3,000.00	4,247.35	4,500.00	9,000.00	6,000.00
HVAC (Heat, Ventilation, Air)	6,500.00	5,894.68	7,644.68	8,000.00	1,500.00
Snow Removal	600.00	0.00	0.00	600.00	0.00
Landscape Maint.- On Contract	5,500.00	4,778.58	5,575.00	5,900.00	400.00
Landscape Maint.- Off Contract	1,000.00	3,085.00	3,085.00	2,500.00	1,500.00
Irrigation System Expense	250.00	745.50	745.50	500.00	250.00
Lien Processing Fees	0.00	0.00	0.00	0.00	0.00
Pest Control	840.00	640.00	640.00	720.00	(120.00)
Management	4,200.00	3,500.00	4,200.00	4,620.00	420.00
Insurance	17,000.00	11,227.28	16,223.19	24,000.00	7,000.00
Electricity	1,600.00	1,211.42	1,481.42	1,600.00	0.00
Gas	13,000.00	9,956.52	12,000.00	13,000.00	0.00
Water	13,000.00	10,081.37	11,900.00	12,500.00	(500.00)
Sewer	5,800.00	4,923.22	6,412.54	7,000.00	1,200.00
Trash Disposal	4,500.00	4,053.04	5,234.89	6,000.00	1,500.00
Postage / Mailings	500.00	300.00	500.00	550.00	50.00
Legal & Accounting	140.00	140.00	140.00	200.00	60.00
Income Tax	0.00	114.00	114.00	200.00	200.00
Taxes & Licenses	60.00	69.00	69.00	100.00	40.00
Miscellaneous Expense	0.00	100.00	100.00	0.00	0.00
Reserve	3,000.00	2,500.00	0.00	1,000.00	(2,000.00)
TOTAL EXPENSES	80,990.00	71,285.96	84,565.22	97,990.00	
Net Income	\$10.00	\$4,157.37	-\$2,473.21	-\$40.00	

Balances as of 10/10/25

Operating	18,590.38
Money Market	2,969.68
CD Savings - Reserve 1	5,498.76
CD Savings - Reserve 2	5,000.00
CD Savings - Reserve 3	10,000.00
CD Savings - Reserve 4	10,000.00
Total:	52,058.82

Roof Replacement by 2028	
\$182 x 30 x 24	131,040.00
\$4368 per unit	*use reserves for any additional