

PALACE ESTATES Combine Accounting

2026 Approved Budget

TPM Books

Income		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6%
4500	HOA Assessment (192 UNITS*\$137.00)	\$ 288,000.00	\$ 279,789.30	\$ 315,648.00	\$ 315,648.00
4502	Roof Assessment (73*85*12)	\$ 195,840.00	\$ 91,939.59	\$ -	\$ -
4525	Irrigation - Outliers (1)	\$ 1,800.00	\$ 3,825.00	\$ 1,800.00	\$ 1,800.00
	Prepaid Fees	\$ -	\$ 22,380.99	\$ -	\$ -
5720	Interest on Bank Accounts	\$ -	\$ 43.97	\$ -	\$ -
5800	Late Fee	\$ -	\$ 340.86	\$ -	\$ -
5810	Roof Assessment	\$ -	\$ 680.00	\$ -	\$ -
4560	Violation Fines	\$ -	\$ -	\$ -	\$ -
4522	Lien Fees Recovered	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 485,640.00	\$ 398,999.71	\$ 317,448.00	\$ 317,448.00

Expenses		Proposed'25	Actual '25	Proposed '26	Approved 2026 w/9.6%
6215	Fence Maintenance	\$ 3,750.00	\$ 300.00	\$ 4,000.00	\$ 4,000.00
6230	Siding & Trim	\$ 2,000.00	\$ -	\$ 3,500.00	\$ 3,500.00
6256	Tree/Shrub Maintenance	\$ -	\$ 7,250.00	\$ 6,000.00	\$ 6,000.00
6258	Landscaping On/Contract	\$ 2,750.00	\$ -	\$ -	\$ -
6259	Landscaping Off/Contract	\$ 4,150.00	\$ 1,800.00	\$ 3,000.00	\$ 3,000.00
6266	Lien/Filling & Processing Fees	\$ 1,400.00	\$ 385.00	\$ 3,000.00	\$ 3,000.00
6269	Roof Repair/Replacement/Maintenance	\$ 239,000.00	\$ 133,446.20	\$ 3,000.00	\$ 3,000.00
6270	Irrigation System Expense	\$ 6,555.98	\$ 16,069.11	\$ 12,970.00	\$ 12,970.00
6274	Irrigation Vault Cleaning	\$ 2,000.00	\$ 2,382.50	\$ 2,780.00	\$ 2,780.00
6275	Irrigation Water Shares	\$ 698.59	\$ 2,519.61	\$ 900.00	\$ 900.00
6279	Irrigation Off/Contract	\$ 10,700.00	\$ 15,174.58	\$ 14,700.00	\$ 14,700.00
6300	Management	\$ 18,040.00	\$ 18,432.00	\$ 22,500.00	\$ 22,500.00
6320	Insurance	\$ 129,000.00	\$ 72,752.76	\$ 117,000.00	\$ 117,000.00
6410	Electricity	\$ 3,250.00	\$ 2,727.31	\$ 3,800.00	\$ 3,800.00
6470	Postage & Mailing	\$ 6,000.00	\$ 2,976.50	\$ 8,500.00	\$ 8,500.00
6700	Legal & Accounting	\$ 420.00	\$ 2,563.00	\$ 140.00	\$ 140.00
6702	Taxes & Licenses	\$ 280.00	\$ 69.00	\$ 70.00	\$ 70.00
6705	Misc Expense	\$ 150.00	\$ 243.29	\$ 300.00	\$ 300.00
	Reserve Fund Contribution	\$ 65,000.00	\$ -	\$ 30,000.00	\$ 30,000.00
Total Expenses		\$ 495,144.57	\$ 279,090.86	\$ 236,160.00	\$ 236,160.00
Net Income		\$ (9,504.57)	\$ 119,908.85	\$ 81,288.00	\$ 81,288.00

Cash in Operating Account as of 12/29/25	\$ 129,191.96
Reserve Fund as of 12/29/25	\$ 37,562.84
Total Cash as of	\$ 166,754.80

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2026 Approved Budget

TPM Books

Income		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6%(137.00)
4500	HOA Assessment (73 UNITS*\$137.00)	\$ 109,500.00	\$ 107,860.05	\$ 109,500.00	\$ 120,012.00
4502	Roof Assessment (73*85*12)	\$ 74,460.00	\$ 22,494.05	\$ -	\$ -
4525	Irrigation - Outliers (1)	\$ 225.00	\$ 614.25	\$ 225.00	\$ 225.00
	Prepaid Fees	\$ -	\$ 11,390.27	\$ -	\$ -
5720	Interest on Bank Accounts	\$ -	\$ 13.64	\$ -	\$ -
5800	Late Fee	\$ -	\$ 104.14	\$ -	\$ -
4560	Violation Fines	\$ -	\$ -	\$ -	\$ -
4522	Lien Fees Recovered	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 184,185.00	\$ 142,476.40	\$ 109,725.00	\$ 120,237.00

Expenses		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6%(137.00)
6215	Fence Maintenance	\$ 1,500.00	\$ 117.00	\$ 1,500.00	\$ 1,500.00
6230	Siding & Trim	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
6256	Tree/Shrub Maintenance	\$ -	\$ 2,827.50	\$ 2,000.00	\$ 2,000.00
6258	Landscaping On/Contract	\$ 1,300.00	\$ -	\$ -	\$ -
6259	Landscaping Off/Contract	\$ 2,000.00	\$ 702.00	\$ 1,000.00	\$ 1,000.00
6266	Lien/Filling & Processing Fees	\$ -	\$ 342.00	\$ 1,000.00	\$ 1,000.00
6269	Roof Repair/Replacement/Maintenance	\$ 75,000.00	\$ 13,266.62	\$ 1,000.00	\$ 1,000.00
6270	Irrigation System Expense	\$ 3,200.00	\$ 6,266.96	\$ 4,485.00	\$ 4,485.00
6274	Irrigation Vault Cleaning	\$ 750.00	\$ 929.18	\$ 1,000.00	\$ 1,000.00
6275	Irrigation Water Shares	\$ 265.54	\$ 280.65	\$ 351.00	\$ 351.00
6279	Irrigation Off/Contract	\$ 2,500.00	\$ 5,957.46	\$ 5,000.00	\$ 5,000.00
6300	Management	\$ 7,008.00	\$ 7,008.00	\$ 7,716.00	\$ 7,716.00
6320	Insurance	\$ 52,000.00	\$ 31,001.78	\$ 55,000.00	\$ 55,000.00
6410	Electricity	\$ 1,500.00	\$ 1,063.66	\$ 1,500.00	\$ 1,500.00
6470	Postage & Mailing	\$ 2,600.00	\$ 1,047.67	\$ 3,500.00	\$ 3,500.00
6700	Legal & Accounting	\$ 140.00	\$ 999.57	\$ 2,000.00	\$ 2,000.00
6702	Taxes & Licenses	\$ 70.00	\$ 26.91	\$ 70.00	\$ 70.00
6705	Misc Expense	\$ -	\$ 147.84	\$ 100.00	\$ 40.00
	Reserve Fund Contribution	\$ 5,000.00	\$ -	\$ 10,000.00	\$ 10,000.00
Total Expenses		\$ 155,833.54	\$ 71,984.80	\$ 98,222.00	\$ 98,162.00
Net Income		\$ 28,351.46	\$ 70,491.60	\$ 11,503.00	\$ 22,075.00

Cash in Operating Account as of 12/29/25	\$ 58,565.15
Reserve Fund as of 12/29/25	\$ 14,230.08
Total Cash as of	\$ 72,795.23

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2026 Approved Budget

Income		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6% (137.00)
4500	HOA Assessment (70 UNITS*\$137.00)	105,000.00	101,086.09	105,000.00	115,080.00
4502	Roof Assessment (70*85*12)	71,400.00	41,946.34	0.00	0.00
4525	Irrigation - Outliers (2)	450.00	567.00	450.00	450.00
	Prepaid Fees	0.00	5,759.46	0.00	0.00
5720	Interest on Bank Accounts	0.00	17.88	0.00	0.00
5800	Late Fee	0.00	146.47	0.00	0.00
5810	Roof Assessment	0.00	85.00	0.00	0.00
4560	Violation Fines	0.00	0.00	0.00	0.00
4522	Lien Fees Recovered	0.00	0.00	0.00	0.00
Total Income		176,850.00	149,608.24	105,450.00	115,530.00

Expenses		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6% (137.00)
6215	Fence Maintenance	1,500.00	108.00	1,500.00	1,500.00
6230	Siding & Trim	1,000.00	0.00	1,000.00	1,000.00
6256	Tree/Shrub Maintenance	0.00	2,610.00	2,000.00	2,000.00
6258	Landscaping On/Contract	1,000.00	0.00		
6259	Landscaping Off/Contract	2,000.00	648.00	1,000.00	1,000.00
6266	Lien/Filing/Processing Fees	1,000.00	0.00	1,000.00	1,000.00
6269	Roof Repair/Replacement/Maintenance	104,000.00	80,979.72	1,000.00	1,000.00
6270	Irrigation On/Contract	3,023.98	5,784.89	4,000.00	4,000.00
6274	Irrigation Vault Clean Out	750.00	857.70	780.00	780.00
6275	Irrigation Water Shares	254.64	259.06	324.00	324.00
6279	Irrigation Off/Contract	5,000.00	5,395.34	4,700.00	4,700.00
6300	Management	6,720.00	6,720.00	7,392.00	7,392.00
6320	Insurance	45,000.00	23,774.00	30,000.00	30,000.00
6410	Electricity	1,000.00	981.84	1,500.00	1,500.00
6470	Postage & Mailing	1,900.00	1,133.28	3,500.00	3,500.00
6700	Legal & Accounting	140.00	922.68	140.00	140.00
6702	Taxes & Licenses	70.00	24.84	70.00	70.00
6705	Misc Expense	50.00	56.33	100.00	100.00
	Reserve Fund Contribution	10,000.00		10,000.00	10,000.00
Total Expenses		184,408.62	130,255.68	70,006.00	70,006.00

Net Income **-7,558.62** **19,352.56** **35,444.00** **45,524.00**

Cash in Operating Account as of 12/29/25	\$33,856.28
Reserve Fund as of 12/29/25	\$13,715.18
Total Cash as of	\$47,571.46

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2026 Approved Budget

TPM Books

Income		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6% (137.00)
4500	HOA Assessment (49 UNITS*\$137.00*12)	\$ 73,500.00	\$ 70,843.16	\$ 73,500.00	\$ 80,556.00
4502	Roof Assessment (49*85*12)	\$ 49,980.00	\$ 27,499.20	\$ -	\$ -
4525	Irrigation - Outliers (5)	\$ 1,125.00	\$ 393.75	\$ 1,125.00	\$ 1,125.00
	Prepaid Fees	\$ -	\$ 5,906.26	\$ -	\$ -
5720	Interest on Bank Accounts	\$ -	\$ 12.45	\$ -	\$ -
5800	Late Fee	\$ -	\$ 90.25	\$ -	\$ -
5810	Roof Assessment	\$ -	\$ 595.00	\$ -	\$ -
4560	Violation Fines	\$ -	\$ -	\$ -	\$ -
4522	Liens Fees Recovered	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 124,605.00	\$ 105,340.07	\$ 74,625.00	\$ 81,681.00

Expenses		Proposed '25	Actual '25	Proposed '26	Approved 2026 w/9.6% (137.00)
6215	Fence Maintenance	\$ 750.00	\$ 75.00	\$ 1,000.00	\$ 1,000.00
6230	Siding & Trim	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
6256	Tree/Shrub Maintenance	\$ -	\$ 1,812.50	\$ 2,000.00	\$ 2,000.00
6258	Landscaping On/Contract	\$ 450.00	\$ -	\$ -	\$ -
6259	Landscaping Off/Contract	\$ 150.00	\$ 450.00	\$ 1,000.00	\$ 1,000.00
6266	Lien/Filing/Processing Fees	\$ 400.00	\$ 43.00	\$ 1,000.00	\$ 1,000.00
6269	Roof Repair/Replacement/Maintenance	\$ 60,000.00	\$ 39,199.86	\$ 1,000.00	\$ 1,000.00
6270	Irrigation System Expense	\$ 3,500.00	\$ 4,017.26	\$ 4,500.00	\$ 4,500.00
6274	Irrigation Vault Clean Out	\$ 500.00	\$ 595.62	\$ 1,000.00	\$ 1,000.00
6275	Irrigation Water Shares	\$ 178.41	\$ 179.90	\$ 225.00	\$ 225.00
6279	Irrigation Off/Contract	\$ 3,200.00	\$ 3,821.78	\$ 5,000.00	\$ 5,000.00
6300	Management	\$ 4,312.00	\$ 4,704.00	\$ 7,392.00	\$ 7,392.00
6320	Insurance	\$ 32,000.00	\$ 17,976.98	\$ 32,000.00	\$ 32,000.00
6410	Electricity	\$ 750.00	\$ 681.81	\$ 800.00	\$ 800.00
6470	Postage & Mailing	\$ 1,500.00	\$ 795.55	\$ 1,500.00	\$ 1,500.00
6700	Legal & Accounting	\$ -	\$ 640.75	\$ -	\$ -
6702	Taxes & Licenses	\$ 140.00	\$ 17.25	\$ 140.00	\$ 140.00
6705	Misc Expense	\$ 100.00	\$ 39.12	\$ 100.00	\$ 100.00
	Reserve Fund Contribution	\$ 50,000.00	\$ -	\$ 10,000.00	\$ 10,000.00
Total Expenses		\$ 157,930.41	\$ 75,050.38	\$ 70,157.00	\$ 70,157.00
Net Income		\$ (33,325.41)	\$ 30,289.69	\$ 4,468.00	\$ 11,524.00

Cash in Operating Account as of 12/29/24	\$ 36,545.53
Reserve Fund as of 12/29/25	\$ 9,617.58
Total Cash as of 12/25/24	\$ 46,163.11