

Suncreek Townhomes Homeowners Association, Inc
Budget - 2026

**7% increase to
\$307/month**

Income

Income		2024 BUDGET	2025 BUDGET	2025 YTD Actual Thru 9/30/2025	2026 Approved
4000	Assessment Income	\$270,336.00	\$302,016.00	\$226,512.00	\$324,192.00
4030	Interest Income-MM	\$2,500.00	\$4,500.00	\$4,163.88	\$5,200.00
	Misc Income			\$739.38	\$0
Total Income		\$272,836.00	\$306,516.00	\$231,415.26	\$329,392.00

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Reserve Income

Total Reserve Income		\$0.00	\$0.00	\$0.00	\$0.00
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Expense

Grounds		2024 BUDGET	2025 BUDGET	YTD Actual	2026 Approved
6000	Grounds Maintenance Contract	\$31,623.00	\$31,623.00	\$24,310.35	\$ 32,150.00
6010	Grounds Extra	\$5,000.00	\$5,000.00	\$1,518.87	\$ 5,500.00
6030	Pinestraw/Mulch	\$5,000.00	\$5,000.00	\$ 6,187.50	\$ 7,500.00
6040	Tree Removal/Trimming	\$5,000.00	0	\$ 680.87	\$ 6,000.00
Total Grounds		\$41,623.00	\$41,623.00	\$32,697.59	\$51,150.00

Building Maintenance & Repair		2024 BUDGET	2025 BUDGET	YTD Actual	2026 Approved
6100	Building Repair & Maintenance	\$15,000.00	\$15,000.00	\$ 3,325.29	\$ 8,500.00
6120	Maintenance-Plumbing	\$7,500.00	\$7,500.00	\$ 3,522.78	\$ 7,500.00
6140	Maintenance-Roofing	\$1,000.00	\$2,500.00	\$0.00	\$ 1,000.00
6160	Pressure Washing	\$4,000.00	\$0.00	\$0.00	\$0.00
6170	Gutter Cleaning	\$7,920.00	\$8,360.00	\$6,160.00	\$ 8,400.00
6180	Deck Staining-Phase 3	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Maintenance & Repair		\$35,420.00	\$33,360.00	\$13,008.07	\$25,400.00

Administrative		2024 BUDGET	2025 BUDGET	YTD Actual	2026 Approved
7000	Management Fee	\$13,017.00	\$13,536.00	\$10,153.26	\$ 16,500.00
7010	Administrative Expense	\$1,200.00	\$1,200.00	\$371.85	\$0.00
7020	Insurance	\$25,400.00	\$38,178.00	\$0.00	\$ 65,000.00
7030	Tax Prep/Audit	\$1,975.00	\$2,300.00	\$ 300.00	\$ 2,300.00
7045	Legal Fees-General	\$500.00	\$500.00	\$2,200.00	\$500.00
7075	Registered Agent Fee	\$0.00	\$ 125.00	\$0.00	\$0.00
7080	Administrative Other-(CAI)	\$100.00	\$100.00	\$0.00	\$0.00
Total Administrative		\$42,517.00	\$55,939.00	\$13,025.11	\$84,300.00

Other Expense		2024 BUDGET	2025 BUDGET	YTD Actual	2026 Approved
7100	Bad Debt Expense	\$1,000.00	\$1,000.00	\$0.00	\$0
Total Other Expense		\$1,000.00	\$1,000.00	\$0.00	\$0
Loan Payment Activity		2024 BUDGET	2025 BUDGET	YTD Actual	2026 Approved
7200	Loan Payment - Principal	\$28,360.00	\$31,308.00	\$22,147.73	\$ 31,308.00
7210	Loan Payment - Interest	\$10,856.00	\$7,908.00	\$7,263.91	\$ 7,908.00
Total Loan Payment Activity		\$39,216.00	\$39,216.00	\$7,263.91	\$39,216.00
Replacement Fund Activity		2024 BUDGET	2025 BUDGET	YTD Actual	2026 Approved
8000	Transfer to Replacement Fund	\$110,560.00	\$124,087.00	\$93,065.22	\$ 124,087.00
8010	Transfer To Replacement Fund - Other Projects	\$0.00	\$0.00	\$0.00	\$0.00
8020	Transfer Interest to Replacement Fund	\$2,500.00	\$4,500.00	\$4,163.88	\$ 5,239.00
Total Replacement Fund Activity		\$113,060.00	\$128,587.00	\$97,229.10	\$129,326.00
Total Expense		\$272,836.00	\$306,516.00	\$163,223.78	\$329,392.00
Reserve Expense					
Total Reserve Expense		\$0.00	\$0.00	\$0.00	\$0
Total		\$0.00	\$0.00	\$68,191.48	\$0