

2026 Budget Proposal
Garland Meadows Homeowners Assoc.

Distribution account	2025 Budget	2025 Actual	2026 Budget	
Income				
HOA Dues	68,640.00	57,200.00	71,448.00	\$229/mo
Pet Dues	250.00	140.00	0.00	
Total for Income	\$68,890.00	\$57,340.00	\$71,448.00	
Cost of Goods Sold				
Gross Profit	\$68,890.00	\$57,340.00	\$71,448.00	
Expenses				
Contingency Expense	6,000.00	3,203.74	5,000.00	
Insurance	15,000.00	10,768.63	17,000.00	*10% increase
Total for Insurance	\$15,000.00	\$10,768.63	\$17,000.00	
Landscaping	19,500.00	17,174.00	20,000.00	
Total for Landscaping	\$19,500.00	\$17,174.00	\$20,000.00	
Legal & Professional Fees	350	474.00	500.00	
Supplies	100	0.00	0.00	
Office Expenses	100.00	141.83	150.00	
Postage & Delivery	215.00	166.00	200.00	
Property Management	10,200.00	8,500.00	10,200.00	
QuickBooks Payments Fees	500.00	716.65	0.00	*Owners absorb fees
Roofing	500.00	0.00	0.00	*inc. in Repairs + Maint.
Gutter Cleaning	1,200.00	0.00	0.00	*inc. in Repairs + Maint.
Water Leaks	1,000.00	0.00	0.00	*inc. in Repairs + Maint.
Repair & Maintenance	1,000.00	2,938.25	3,500.00	
Total for Repair & Maintenance	\$3,700.00	\$2,938.25	\$3,500.00	
Taxes & Licenses	10.00	10.00	10.00	
Utilities	165.00	156.94	175.00	*5% Increase
Winter Snow/Ice Expense				
Snow Removal	13,000.00	9,399.00	14,500.00	
Total for Winter Snow/Ice Expense	\$13,000.00	\$9,399.00	\$14,500.00	
Total for Expenses	\$68,840.00	\$53,649.04	\$71,235.00	
Net Operating Income	\$50.00	\$3,690.96	\$213.00	
Other Income				
Capital Reserve Income				
Capital Reserve Assessment	31,200.00	31,200.00	62,400.00	\$200/mo
Total for Capital Reserve Income	\$31,200.00	\$31,200.00	\$62,400.00	
Interest Earned	0.00	101.34		
Total for Other Income	\$31,200.00	\$31,301.34	\$62,400.00	
Other Expenses				
Capital Improvements				
Building A + Garage Painting			17500	
Painting Touchup			5000	
Concrete Replacement				0 * will get another scope
Asphalt Paving			11000	
Capital Reserve Study	0.00	690.00	0.00	
Deck Staining	16,000.00	15,768.40	0.00	
Garage Door	0.00	1,454.00	0.00	
Gutter Replacement			7,800.00	*
Heat Tape	0.00	1,683.47	10,000.00	*
Siding Replacement	0.00	7,935.10	0.00	
Total for Capital Improvements	\$16,000.00	\$27,530.97	\$51,300.00	
Total for Other Expenses	\$16,000.00	\$27,530.97	\$51,300.00	
Net Other Income	\$15,200.00	\$3,770.37	\$11,100.00	
Net Income	\$15,250.00	\$7,461.33	\$11,313.00	