

Budget Overview_Budget_FY26_P&L__Report

Chateau Foret HOA

October 1, 2025-September 30, 2026

ACCOUNT	TOTAL
Income	
Monthly Assessments	371,520.00
Other Income & Fees	
Key Fees (Pool Etc.)	200.00
Laundry Utilities Reimbursement	1,200.00
Total for Other Income & Fees	\$1,400.00
Total for Income	\$372,920.00
Cost of Goods Sold	
Gross Profit	\$372,920.00
Expenses	
Administrative	\$2,800.00
Copies & Postage	500.00
Insurance	\$27,000.00
Flood Insurance	11,000.00
Property Insurance	4,500.00
Total for Insurance	\$42,500.00
Management Fees	\$25,920.00
Web Site	581.50
Total for Management Fees	\$26,501.50
Professional Services	\$3,500.00
Accounting Fees	360.00
Legal Fees	2,000.00
Total for Professional Services	\$5,860.00
Taxes & Licensing	1,900.00
Total for Administrative	\$80,061.50
Common Area Maintenance	\$0.00
Building Repairs	4,000.00
Common Area Repairs and Maintenance	6,500.00
Gutter Cleaning	3,825.00
Landscape Improvements	7,000.00
Lighting Repair & Maintenance	1,000.00
Monthly Landscaping Contract	35,000.00
On-Site Job Supplies	2,500.00
On-Site Maintenance	46,750.00
Pest Control	1,940.00
Pool Maintenance & Repairs	9,500.00
Roofing	1,500.00
Salt & Ice Melt	2,010.00
Snow Removal	10,000.00
Sprinkler Repair & Maintenance	5,500.00

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ACCOUNT	TOTAL
Tree Trimming & Maintenance	10,750.00
Total for Common Area Maintenance	\$147,775.00
Drain Cleanout	360.00
QuickBooks Payments Fees	2,500.00
Reserve Transfers	
Transfer to Reserve	38,016.00
Total for Reserve Transfers	\$38,016.00
Utilities	\$0.00
Electricity	9,000.00
Gas	9,500.00
Sewer	46,656.00
Waste Removal	12,000.00
Water	55,000.00
Total for Utilities	\$132,156.00
Total for Expenses	\$400,868.50
Net Operating Income	-\$27,948.50
Other Income	
Reserve Capital Income	\$0.00
Interest Income	2,500.00
Transfer Fees	14,000.00
Total for Reserve Capital Income	\$16,500.00
Reserve Transfer from Operating	38,016.00
Total for Other Income	\$54,516.00
Other Expenses	
Reserve Capital Expenses	26,567.50
Total for Other Expenses	\$26,567.50
Net Other Income	\$27,948.50
Net Income	\$0.00