

**STABLES VILLAGE HOA**

**FY2026 Budget - Shared**

Account Number	Account	2025 Budget	Estimated Total	2026 Budget	Tri Only	Comments
<b>4000</b>	<b>Income</b>					
4200	Operating Dues	\$ 83,971.73	\$ 70,050.63	\$ 107,121.00		
4290	Operating Interest Earned	\$ -	\$ 35.79			
4910	Violations Income	\$ -	\$ -			
	<b>Total Income</b>	<b>\$ 83,971.73</b>	<b>\$ 70,086.42</b>	<b>\$ 107,121.00</b>		
	<b>Total Operating Income</b>	<b>\$ 83,971.73</b>	<b>\$ 70,086.42</b>	<b>\$ 107,121.00</b>		
	<b>Expense</b>					
<b>5000</b>	<b>Operations</b>					
5110	General Repairs & Maintenance	\$ 1,000.00	\$ 880.08	\$ 1,000.00		
5610	Grounds & Landscaping - General	\$ 20,000.00	\$ -	\$ 26,730.00		2026 Columbine Hill Landscape Quote/Contract
5620	Landscaping & Irrigation - Additional	\$ 3,000.00	\$ -	\$ 1,000.00		Non Contract Repairs & Maintenance
5860	Water	\$ 15,000.00	\$ -	\$ 7,500.00		
5710	Snow Plowing	\$ 3,500.00	\$ 2,400.00	\$ 6,000.00	\$ 1,200.00	25'-26' Annual Contract \$7200 total
5810	Electricity	\$ 600.00	\$ -	\$ 400.00		
5850	Trash	\$ 5,379.02	\$ 8,612.51	\$ 8,612.00		
	<b>Total Operations</b>	<b>\$ 48,479.02</b>	<b>\$ 11,892.59</b>	<b>\$ 51,242.00</b>	<b>\$ 1,200.00</b>	
<b>6000</b>	<b>General &amp; Administrative</b>					
6110	Accounting	\$ 1,000.00	\$ 353.00	\$ 1,232.00		Payment Processing Fees + Tax Return
6210	General Liability Insurance	\$ 2,000.00	\$ 3,501.96	\$ 2,541.00		Policy Renews 9.1.26
6220	D&O Insurance	\$ 2,500.00	\$ -	\$ 1,256.00		Annual fee for a 3-year fixed policy renews 1.1.29
6250	Insurance - Other	\$ 37,221.00	\$ 21,079.04		\$ 27,962.00	Tri-Plex Property. Policy Renews 9.1.26
6310	Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00		
6410	Administrative - General	\$ -	\$ 30.08	\$ 200.00		
6450	Registration Fees	\$ 69.00	\$ -	\$ -		Combine with Admin General
6500	Management Fees	\$ 48,650.00	\$ 13,865.00	\$ 49,650.00		
	<b>Total General &amp; Administrative</b>	<b>\$ 92,440.00</b>	<b>\$ 38,829.08</b>	<b>\$ 55,879.00</b>	<b>\$ 27,962.00</b>	
	<b>Total Operating Expense</b>	<b>\$ 140,919.02</b>	<b>\$ 50,721.67</b>	<b>\$ 107,121.00</b>	<b>\$ 29,162.00</b>	
	Total Operating Income	\$ 83,971.73	\$ 70,086.42	\$ 107,121.00	\$ -	
	Total Operating Expense	\$ 140,919.02	\$ 50,721.67	\$ 107,121.00	\$ 29,162.00	
	<b>NOI - Net Operating Income</b>	<b>\$ (56,947.29)</b>	<b>\$ 19,364.75</b>	<b>\$ -</b>	<b>\$ (29,162.00)</b>	
	<b>Other Income</b>					
<b>7000</b>	<b>Other Income</b>					
7200	Reserve Dues Income	\$ 69,000.00	\$ 32,934.42	\$ 69,000.00	\$ 69,000.00	
7310	Reserve Interest Earned	\$ -	\$ 24.39			
7700	Working Capital	\$ -	\$ 22,576.30			
	<b>Total Other Income</b>	<b>\$ 69,000.00</b>	<b>\$ 55,535.11</b>	<b>\$ 69,000.00</b>	<b>\$ 69,000.00</b>	
	<b>Total Other Income</b>					
	<b>Net Other Income</b>	<b>\$ 69,000.00</b>	<b>\$ 55,535.11</b>	<b>\$ 69,000.00</b>	<b>\$ 69,000.00</b>	
	Total Income	\$ 152,971.73	\$ 125,621.53	\$ 176,121.00		
	Total Expense	\$ 140,919.02	\$ 50,721.67	\$ 107,121.00		
	<b>Net Income</b>	<b>\$ 12,052.71</b>	<b>\$ 74,899.86</b>	<b>\$ 69,000.00</b>	<b>\$ -</b>	