

**White Wolf Townhomes Owner's Association
2026 Budget**

Account Name	2025 Budget	2025 Forecasted Year-end	2025 Forecasted to Budget Var.	2026 Budget
Operating Income				27.31%
4200 Operating Dues	\$ 136,720	\$ 136,720	\$ (0)	\$ 174,054
4290 Operating Interest Earned	\$ -	\$ 0	\$ 0	
Total Operating Income	\$ 136,720	\$ 136,720	\$ 0	\$ 174,054
Operating Expense				
5110 General Repairs & Maintenance	\$ 8,000	\$ 126	\$ 7,874	\$ 8,000
5180 Pest Control	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
5230 Fire Mitigation	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
5610 Grounds & Landscaping - General	\$ 14,000	\$ 22,400	\$ (8,400)	\$ 22,044
5620 Landscaping & Irrigation - Additional	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
5710 Snow Plowing	\$ 13,500	\$ 14,790	\$ (1,290)	\$ 14,790
5720 Snow Shoveling	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
5730 Roof Snow Removal	\$ 10,000	\$ 6,290	\$ 3,710	\$ 7,500
5810 Electricity	\$ 1,800	\$ 2,565	\$ (765)	\$ 2,665
5850 Trash	\$ 10,400	\$ 11,628	\$ (1,228)	\$ 11,977
5860 Water	\$ 3,450	\$ 2,637	\$ 813	\$ 3,450
6110 Accounting	\$ 650	\$ 935	\$ (285)	\$ 935
6140 Bank Charges	\$ 120	\$ -	\$ 120	\$ 120
6210 General Liability Insurance	\$ 36,500	\$ 40,761	\$ (4,261)	\$ 52,160
6310 Legal Fees	\$ 250	\$ -	\$ 250	\$ 250
6410 Administrative - General	\$ 700	\$ 106	\$ 594	\$ 300
6420 Meeting Expense	\$ 100	\$ -	\$ 100	\$ 100
6430 Postage	\$ 200	\$ -	\$ 200	\$ 200
6440 Storage Expense	\$ 300	\$ -	\$ 300	
6500 Management Fees	\$ 16,500	\$ 28,460	\$ (11,960)	\$ 29,313
6800 Contingency	\$ 250	\$ -	\$ 250	\$ 250
Total Operating Expense	\$ 136,720	\$ 142,698	\$ (5,978)	\$ 174,054
Net Operating Income	\$ -	\$ (5,978)	\$ (5,978)	\$ -
Reserve Income				-35.06%
7200 Reserve Dues Income	\$ 75,680	\$ 75,680	\$ 0	\$ 49,150
7310 Reserve Interest Earned	\$ 2,500	\$ 274	\$ (2,226)	
7340 Secondary Reserve Investment Interest	\$ -	\$ 104	\$ 104	
Total Reserve Income	\$ 78,180	\$ 76,058	\$ (2,122)	\$ 49,150
Reserve Expense				
8200 Reserve Expenses	\$ 78,180	\$ 131,000	\$ (52,820)	\$ 80,500
Total Reserve Expense	\$ 78,180	\$ 131,000	\$ (52,820)	\$ 80,500
Net Reserve Income	\$ -	\$ (54,942)	\$ (54,942)	\$ (31,350)
Total Income	\$ 214,900	\$ 212,778	\$ (2,122)	\$ 223,204
Total Expense	\$ 214,900	\$ 273,698	\$ (58,798)	\$ 254,554
Total Net Income	\$ -	\$ (60,920)	\$ (60,920)	\$ (31,350)

	2025	2026	Total Increase
Operating Dues	\$ 136,720	\$ 174,054	27.31%
Reserve Dues	\$ 75,680	\$ 49,150	-35.06%
Total Dues	\$ 212,400	\$ 223,204	5.09%
	\$ 17,700	\$ 18,600	Monthly
	\$ 590	\$ 620	By Unit