WEST GARDEN HOA
Budget 2026

Income:		**Actual 2025**			**Proposed 2026**
Homeowner Dues 56 Units	$	117,600.00	**$175/monthly**	$	117,600.00
Reinvestment Fee Income	$	30,550.66		$	15,000.00
Total Income:	**$**	**148,150.66**		**$**	**132,600.00**
Expenses:					
Water, Sewer Storm	$	18,186.00		$	19,905.00
Clubhouse Gas	$	428.00		$	450.00
Internet	$	23,938.00		$	28,108.00
Clubhouse Cleaning	$	2,263.29		$	4,200.00
Clubhouse Electricity	$	2,578.00		$	3,500.00
Taxes & Accounting/Bus License	$	350.00		$	365.00
Landscaping	$	9,906.00		$	9,600.00
Snow Removal	$	2,470.00		$	2,425.00
Deposit to Reserve Account	$	12,318.00		$	15,000.00
Backflow Services	$	220.00		$	231.00
Office Expense	$	34.00		$	100.00
Garbage Service	$	9,202.00		$	13,728.00
Legal	$	1,761.00		$	500.00
Roofing	$	1,750.00		$	900.00
Exterior Pest Control	$	920.00		$	965.00
Common Area Maintenance	$	137.00		$	500.00
Insurance	$	22,451.00		$	23,300.00
Management Fee	$	6,720.00		$	6,720.00
Software Fee	$	423.00		$	564.48
Total Expenses	$	116,055.29		$	131,061.48
Net Income:	**$**	**32,095.37**		**$**	**1,538.52**