

## 2026 Annecy HOA Operating Budget - APPROVED

Budget	January	February	March	April	May	June	July	August	September	October	November	December	Totals
<b>INCOME</b>													
Assessment Income	\$39,295.75	\$0.00	\$0.00	\$39,295.75	\$0.00	\$0.00	\$47,154.90	\$0.00	\$0.00	\$47,154.90	\$0.00	\$0.00	<b>\$172,901.30</b>
<b>Total OPERATING INCOME</b>	<b>\$39,295.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$39,295.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$47,154.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$47,154.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$172,901.30</b>
<b>EXPENSES</b>													
<b>Managerial:</b>													
Accountant Fees	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	<b>\$750.00</b>
Bank Fees	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	<b>\$120.00</b>
Management Fees	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	<b>\$12,000.00</b>
Office Supplies	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	<b>\$600.00</b>
Postage	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	<b>\$240.00</b>
QuickBooks Subscription Fee	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	\$41.00	<b>\$492.00</b>
Social/Community Events	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	<b>\$720.00</b>
Unallocated Reserves Transfer	\$57.37	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	\$57.47	<b>\$689.54</b>
Website Fees	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	<b>\$480.00</b>
<b>Managerial Total</b>	<b>\$1,340.87</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$1,340.97</b>	<b>\$16,091.54</b>
<b>Landscape:</b>													
Backflow Testing	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	<b>\$200.04</b>
Flowers/Plants/Shrubs	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	<b>\$3,000.00</b>
Irrigation Repairs	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	<b>\$8,400.00</b>
Landscape Contract	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	<b>\$39,600.00</b>
Landscape Improvements	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	<b>\$2,400.00</b>
Landscape Lighting	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	<b>\$600.00</b>
Overseeding & Pre/Post Emergent	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00	<b>\$9,900.00</b>
Tree Replacement	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	<b>\$2,880.00</b>
Tree Trimming & Maintenance	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	<b>\$7,200.00</b>
<b>Landscape Total</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$6,181.67</b>	<b>\$74,180.04</b>
<b>Repairs &amp; Maintenance:</b>													
Electrical Repairs & Maintenance	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	<b>\$900.00</b>
Gate Repairs & Maintenance	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	<b>\$3,000.00</b>
Maintenance & Repairs - General	\$360.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	<b>\$3,660.00</b>
Pest Control	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	<b>\$900.00</b>
<b>Repairs &amp; Maintenance Total</b>	<b>\$760.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$8,460.00</b>
<b>Utilities:</b>													
Electricity	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	<b>\$7,500.00</b>
Gas	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	<b>\$1,800.00</b>

Telephone & Internet	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$720.00
Water	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$60,000.00
<b>Utilities Total</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$5,835.00</b>	<b>\$70,020.00</b>
<b>Taxes &amp; Insurance</b>														
Insurance Premiums	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00	\$2,460.00
Legal Fees	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
Property Taxes	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$9.72
Federal Income Taxes	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00
State Taxes	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
<b>Taxes &amp; Insurance Total</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$345.81</b>	<b>\$4,149.72</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$14,463.35</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$14,403.45</b>	<b>\$172,901.30</b>
<b>NET OPERATING TOTALS</b>	<b>\$24,832.40</b>	<b>-\$14,403.45</b>	<b>-\$14,403.45</b>	<b>\$24,892.30</b>	<b>-\$14,403.45</b>	<b>-\$14,403.45</b>	<b>\$32,751.45</b>	<b>-\$14,403.45</b>	<b>-\$14,403.45</b>	<b>\$32,751.45</b>	<b>-\$14,403.45</b>	<b>-\$14,403.45</b>	<b>-\$14,403.45</b>	<b>\$0.00</b>