

2026 Annecy HOA Operating Budget - APPROVED

Budget	January	February	March	April	May	June	July	August	September	October	November	December	Totals
INCOME													
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	\$172,901.30
Total OPERATING 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	\$172,901.30
EXPENSES													
Managerial:													
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	\$750.00
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	\$120.00
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	\$12,000.00
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	\$600.00
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	\$240.00
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	\$492.00
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	\$720.00
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	\$689.54
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	\$480.00
Managerial Total	\$1,340.87	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$1,340.97	\$16,091.54
Landscape:													
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	\$200.04
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	\$3,000.00
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	\$8,400.00
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	\$39,600.00
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	\$2,400.00
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	\$600.00
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	\$9,900.00
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	\$2,880.00
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	\$7,200.00
Landscape Total	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$6,181.67	\$74,180.04
Repairs & Maintenance:													
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	\$900.00
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	\$3,000.00
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	\$3,660.00
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	\$900.00
Repairs & Maintenance Total	\$760.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,460.00
Utilities:													
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	\$7,500.00
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	\$1,800.00

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
Utilities Total	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$5,835.00	\$70,020.00
Taxes & Insurance														
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
Taxes & Insurance Total	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$345.81	\$4,149.72
TOTAL OPERATING EXPENSES	\$14,463.35	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$14,403.45	\$172,901.30
NET OPERATING TOTALS	\$24,832.40	-\$14,403.45	-\$14,403.45	\$24,892.30	-\$14,403.45	-\$14,403.45	\$32,751.45	-\$14,403.45	-\$14,403.45	\$32,751.45	-\$14,403.45	-\$14,403.45	-\$14,403.45	\$0.00