

Clifton Village Homeowners Association, Inc		
2026 Final Approved Budget		
Income All		
Income (40)	2026 Budget (Annual)	2026 Budget (Monthly)
4000-00 Assessments	\$375,240.00	\$31,270.00
4005-00 Special Assessments	\$0.00	\$0.00
4010-00 Interest Charges	\$0.00	\$0.00
4020-00 Late Fees/Service Charge	\$0.00	\$0.00
4040-00 Bank & NSF Fees	\$0.00	\$0.00
4060-00 Key Income	\$500.00	\$41.67
4065-00 Bar Code Income	\$500.00	\$41.67
4080-00 Repair Reimbursements	\$5,000.00	\$416.67
4085-00 Guttler Cleaning Reimbursements	\$10,000.00	\$833.33
Total Income (40):	\$391,240.00	\$32,603.33
Interest Income (41)	2026 Budget (Annual)	2026 Budget (Monthly)
4100-00 Interest (Operating Accounts)	\$0.00	\$0.00
Total Interest Income (41)	\$0.00	\$0.00
Total Income (All):	\$391,240.00	\$32,603.33
Expenses All		
General & Administrative (50)	2026 Budget (Annual)	2026 Budget (Monthly)
5000-00 Management Services	\$36,050.00	\$3,004.17
5010-00 Tax & Audit Fees	\$2,250.00	\$187.50
5012-00 Monthly CPA Services	\$3,000.00	\$250.00
5015-00 Legal Fees (HOA)	\$1,000.00	\$83.33
5020-00 Collections Expense	\$0.00	\$0.00
5025-00 Bank & NSF Charges	\$0.00	\$0.00
5030-00 Bad Debt Expense	\$0.00	\$0.00
5035-00 Postage/Printing	\$680.00	\$56.67
5045-00 Insurance	\$18,000.00	\$1,500.00
5050-00 Income Tax	\$1,500.00	\$125.00
5071-00 Pool Permit	\$350.00	\$29.17
5072-00 Bar Code	\$500.00	\$41.67
5073-00 Key Expenses	\$500.00	\$41.67
5074-00 Gate System Software	\$3,900.00	\$325.00
5075-00 Corporate Filing	\$50.00	\$4.17
5085-00 Reserve Study Analysis	\$0.00	\$0.00
5095-00 Master Association Fees	\$3,300.00	\$275.00
5110-00 Annual Invoices	\$65.00	\$5.42
6085-00 Belfort Storm Water	\$900.00	\$75.00
Total General & Administrative (50)	\$72,045.00	\$6,003.75
Utilities (60)	2026 Budget (Annual)	2026 Budget (Monthly)
6010-00 Electricity	\$12,000.00	\$1,000.00
6075-00 Water/Sewer	\$1,200.00	\$100.00
6080-00 Water/Irrigation	\$1,200.00	\$100.00
6040-00 Internet/Telephone	\$1,560.00	\$130.00
Total Utilities (60)	\$15,960.00	\$1,330.00

<u>Repairs & Maintenance (65)</u>	2026 Budget (Annual)	2026 Budget (Monthly)
6500-00 General Maintenance (Common Areas)	\$10,000.00	\$833.33
6501-00 AC Preventative Maintenance Contract	\$400.00	\$33.33
6510-00 Building Maintenance (Reimbursement Account)	\$5,000.00	\$416.67
6520-00 Gutter Cleaning (Reimbursement Account)	\$10,000.00	\$833.33
6525-00 Gutter Cleaning Association Paid	\$300.00	\$25.00
6540-00 Fire Equipment	\$275.00	\$22.92
6555-00 Security Cameras	\$500.00	\$41.67
6600-00 Front Gate	\$1,000.00	\$83.33
6605-00 Wall/Fence Maintenance	\$6,200.00	\$516.67
6615-00 Powerwashing	\$7,000.00	\$583.33
6630-00 Termite Control	\$9,700.00	\$808.33
6635-00 Custodial Contract	\$8,800.00	\$733.33
6640-00 Janitorial Supplies	\$1,000.00	\$83.33
6655-00 Signage	\$300.00	\$25.00
6775-00 Fitness Contract	\$410.00	\$34.17
Total Repairs & Maintenance (65)	\$60,885.00	\$5,073.75
<u>Grounds & Landscaping (66)</u>	2026 Budget (Annual)	2026 Budget (Monthly)
6600-00 Lawn Maintenance	\$70,525.00	\$5,877.08
6605-00 Tree Trimming & Removal	\$3,000.00	\$250.00
6630-00 Landscape General	\$10,000.00	\$833.33
6640-00 Mulch	\$10,000.00	\$833.33
6650-00 Irrigation Repairs	\$7,500.00	\$625.00
6662-00 Pond/Fountain Maintenance	\$3,075.00	\$256.25
6670-00 Holiday Decorations/Install	\$4,000.00	\$333.33
Total Grounds & Landscaping (66)	\$108,100.00	\$9,008.33
<u>Amenities (67)</u>	2026 Budget (Annual)	2026 Budget (Monthly)
6700-00 Pool Monthly Maintenance	\$11,500	\$958
6705-00 Pool Supplies	\$250	\$21
6710-00 Pool Maintenance & Repairs	\$1,000	\$83
6715-00 Pool/Cabana Equipment	\$500	\$42
6755-00 Fitness Equipment	\$1,000	\$83
Total Amenities (67)	\$14,250.00	\$1,187.50
Total Expense	\$271,240.00	\$22,603.33
Total Reserves Contributions	\$120,000.00	\$10,000.00
Total Costs (Expenses + Reserves)	\$391,240.00	\$32,603.33
Net Income	\$0.00	\$0.00
Reserve Expenses		
<u>Reserves</u>	2026 Budget (Annual)	2026 Budget (Monthly)
09910-000 - Reserves	\$ 120,000.00	\$ 10,000.00
Total Reserves	\$120,000.00	\$120,000.00