

**Legend Villas
2026 Adopted Budget
Income Statement & Cash Flow**

	Adopted 2026 Budget	January	February	March	April	May	June	July	August	September	October	November	December	Total
Fixed Income														
Assessment Income	\$ 201,600.00	\$ 25,200.00	\$ 14,000.00	\$ 9,850.00	\$ 30,935.00	\$ 17,175.00								\$ 201,600.00
Special Assessment Income	\$ -	\$ 7,200.00		\$ 3,270.00		\$ 1,200.00								\$ 11,670.00
Fund Transfer	\$ -													\$ -
Golf Cart Income	\$ 150.00	\$ 30.00	\$ 30.00											\$ 60.00
Interest Income	\$ 1,200.00	\$ 76.53		\$ 76.91	\$ 77.20	\$ 80.47								\$ 311.11
Late Fee Income	\$ 250.00	\$ 75.00			\$ 50.00	\$ 100.00								\$ 225.00
Estoppel Fee Income	\$ 250.00					\$ 500.00								\$ 500.00
Total Fixed Income	\$ 203,450.00	\$ 32,581.53	\$ 14,030.00	\$ 13,196.91	\$ 31,062.20	\$ 19,055.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,366.11
Fixed Expenses														
Contract Accounting	\$ 7,200.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00								\$ 250.00
Website	\$ 1,500.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00								\$ 50.00
Lawn Maintenance	\$ 13,800.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,707.22								\$ 6,473.56
Landscaping (Lawn Chemical)	\$ 4,200.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00								\$ 1,750.00
Lawn Maintenance Extra (pine straw)	\$ 2,000.00					\$ 578.89								\$ 578.89
Non-Budget Lawn Maintenance	\$ 2,000.00			\$ 200.00										\$ 200.00
Irrigation Maintenance	\$ 1,500.00		\$ 203.70		\$ 220.00									\$ 423.70
Building Repairs & Maintenance	\$ 20,000.00		\$ 2,140.17		\$ 4,459.85	\$ 28,189.25								\$ 34,789.27
Termite Expense	\$ 1,050.00													\$ -
Insurance Expense	\$ 85,000.00	\$ 6,567.08	\$ 6,567.08	\$ 6,567.08	\$ 6,567.08	\$ 6,567.08								\$ 32,835.40
Flood Insurance Expense	\$ 21,000.00	\$ 1,665.59	\$ 1,665.59		\$ 5,198.00	\$ 1,664.79								\$ 10,193.97
Insurance Finance Charge	\$ 4,000.00													\$ -
Taxes & Licenses	\$ 200.00	\$ 144.00			\$ 61.25									\$ 205.25
Accountant	\$ 4,000.00	\$ 435.00												\$ 435.00
Legal Expense	\$ 1,000.00				\$ 657.50									\$ 657.50
Estoppel Preparation	\$ 125.00					\$ 250.00								\$ 250.00
Appraisal Expense	\$ -				\$ 300.00									\$ 300.00
Office Supplies	\$ 800.00	\$ 66.13	\$ 577.58		\$ 85.50									\$ 729.21
Pest Control	\$ 2,100.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00								\$ 875.00
Utilities	\$ 800.00	\$ 81.29	\$ 74.50	\$ 68.77	\$ 66.68	\$ 62.64								\$ 353.88
Water	\$ 3,200.00	\$ 157.92	\$ 201.81	\$ 209.77	\$ 214.05	\$ 192.53								\$ 976.08
Sewer	\$ 6,200.00	\$ 348.40	\$ 404.27	\$ 415.78	\$ 421.99	\$ 336.66								\$ 1,927.10
Irrigation	\$ 10,000.00	\$ 51.49	\$ 54.32	\$ 54.32	\$ 54.32	\$ 108.64								\$ 323.09
Trash Removal	\$ 4,600.00	\$ 378.35	\$ 378.35	\$ 378.35	\$ 378.35	\$ 378.35								\$ 1,891.75
Postage	\$ 300.00	\$ 17.16	\$ 139.72											\$ 156.88
Reserve Contribution	\$ 6,000.00													\$ -
Miscellaneous Expense	\$ 500.00													\$ -
Sub-total Fixed Expenses	\$ 203,075.00	\$ 12,237.41	\$ 14,732.09	\$ 10,219.07	\$ 22,145.68	\$ 40,241.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,575.53
Net Excess (Deficit) Regular Income Over E	\$ 375.00	\$ 20,344.12	\$ (702.09)	\$ 2,977.84	\$ 8,916.52	\$ (21,185.81)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,790.58
Balance Forward 1/1/2026														
Month End Operating Bank Balance	\$ 36,707.49	\$ 65,976.84	\$ 64,126.85	\$ 68,177.78	\$ 79,648.42	\$ 56,140.97								
Month End Reserve Bank Balance	\$ 67,868.68	\$ 67,943.45	\$ 68,010.79	\$ 68,010.79	\$ 68,157.74	\$ 68,232.53								
	12/31/2025	Projected 2025 Contribution	Projected 12/31/2026	% Share of Reserves										
Regular Painting Reserve	\$ 37,327.77	\$ 165.00	\$ 37,492.77	55%										
Regular Roof Reserve	\$ 25,111.41	\$ 111.00	\$ 25,222.41	37%										
Regular Paving Reserve	\$ 5,429.49	\$ 24.00	\$ 5,453.49	8%										
Total Reserve	\$ 63,752.51	\$ 300.00	\$ 68,168.68											
Regular Reserve Balance	\$ 67,868.68	\$ 6,000.00	\$ 73,868.68											