Legend Villas
2026 Adopted Budget
Income Statement & Cash Flow

Fixed Income	Adopted 2026 Budget	January	February	March	April	May	June	July	August	September	October	November	December	Total
Assessment Income	$ 201,600.00	$ 25,200.00	$ 14,000.00	$ 9,850.00										$ 201,600.00
Special Assessment Income	$ -	$ 7,200.00		$ 3,270.00										$ 10,470.00
Fund Transfer	$ -													$ -
Golf Cart Income	$ 150.00	$ 30.00	$ 30.00											$ 60.00
Interest Income	$ 1,200.00	$ 76.53		$ 76.91										$ 153.44
Late Fee Income	$ 250.00	$ 75.00												$ 75.00
Estoppel Fee Income	$ 250.00													$ -
Total Fixed Income	$ 203,450.00	$ 32,581.53	$ 14,030.00	$ 13,196.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 212,358.44
Fixed Expenses														
Contract Accounting	$ 7,200.00	$ 600.00	$ 600.00	$ 600.00										
Website	$ 1,500.00	$ 50.00	$ 50.00	$ 50.00										$ 150.00
Lawn Maintenance	$ 13,800.00	$ 1,150.00	$ 1,150.00	$ 1,150.00										$ 3,450.00
Landscaping (Lawn Chemical)	$ 4,200.00	$ 350.00	$ 350.00	$ 350.00										$ 1,050.00
Lawn Maintenance Extra (pine straw)	$ 2,000.00													$ -
Non-Budget Lawn Maintenance	$ 2,000.00			$ 200.00										$ 200.00
Irrigation Maintenance	$ 1,500.00		$ 203.70											$ 203.70
Building Repairs & Maintenance	$ 20,000.00		$ 2,140.17											$ 2,140.17
Termite Expense	$ 1,050.00													$ -
Insurance Expense	$ 85,000.00	$ 6,567.08	$ 6,567.08	$ 6,567.08										$ 19,701.24
Flood Insurance Expense	$ 21,000.00	$ 1,665.59	$ 1,665.59											$ 3,331.18
Insurance Finance Charge	$ 4,000.00													$ -
Taxes & Licenses	$ 200.00	$ 144.00												$ 144.00
Accountant	$ 4,000.00	$ 435.00												$ 435.00
Legal Expense	$ 1,000.00													$ -
Estoppel Preparation	$ 125.00													$ -
Appraisal Expense	$ -													$ -
Office Supplies	$ 800.00	$ 66.13	$ 577.58											$ 643.71
Pest Control	$ 2,100.00	$ 175.00	$ 175.00	$ 175.00										$ 525.00
Utilities	$ 800.00	$ 81.29	$ 74.50	$ 68.77										$ 224.56
Water	$ 3,200.00	$ 157.92	$ 201.81	$ 209.77										$ 569.50
Sewer	$ 6,200.00	$ 348.40	$ 404.27	$ 415.78										$ 1,168.45
Irrigation	$ 10,000.00	$ 51.49	$ 54.32	$ 54.32										$ 160.13
Trash Removal	$ 4,600.00	$ 378.35	$ 378.35	$ 378.35										$ 1,135.05
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,388.57
Net Excess (Deficit) Regular Income Over E	**$ 375.00**	**$ 20,344.12**	**$ (702.09)**	**$ 2,977.84**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 176,969.87**
Balance Forward	**1/1/2026**													
Month End Operating Bank Balance	$ 36,707.49	$ 65,976.84	$ 64,126.85	$ 68,177.78										
Month End Reserve Bank Balance	$ 67,868.68	$ 67,943.45	$ 68,010.79	$ 68,010.79										

	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	