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											$ 201,600.00
Special Assessment Income	$ -	$ 7,200.00												$ 7,200.00
Fund Transfer	$ -													$ -
Golf Cart Income	$ 150.00	$ 30.00	$ 30.00											$ 60.00
Interest Income	$ 1,200.00	$ 76.53												$ 76.53
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 209,011.53
Fixed Expenses														
Contract Accounting	$ 7,200.00	$ 600.00	$ 600.00											
Website	$ 1,500.00	$ 50.00	$ 50.00											$ 100.00
Lawn Maintenance	$ 13,800.00	$ 1,150.00	$ 1,150.00											$ 2,300.00
Landscaping (Lawn Chemical)	$ 4,200.00	$ 350.00	$ 350.00											$ 700.00
Lawn Maintenance Extra (pine straw)	$ 2,000.00													$ -
Non-Budget Lawn Maintenance	$ 2,000.00													$ -
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											$ 13,134.16
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											$ 350.00
Utilities	$ 800.00	$ 81.29	$ 74.50											$ 155.79
Water	$ 3,200.00	$ 157.92	$ 201.81											$ 359.73
Sewer	$ 6,200.00	$ 348.40	$ 404.27											$ 752.67
Irrigation	$ 10,000.00	$ 51.49	$ 54.32											$ 105.81
Trash Removal	$ 4,600.00	$ 378.35	$ 378.35											$ 756.70
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,769.50
Net Excess (Deficit) Regular Income Over E	**$ 375.00**	**$ 20,344.12**	**$ (702.09)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 183,242.03**
Balance Forward	**1/1/2026**													
Month End Operating Bank Balance	$ 36,707.49	$ 65,976.84	$ 64,126.85											
Month End Reserve Bank Balance	$ 67,868.68	$ 67,943.45	$ 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	