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	$ 30,935.00									$ 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	$ 77.20									$ 230.64
Late Fee Income	$ 250.00	$ 75.00			$ 50.00									$ 125.00
Estoppel Fee Income	$ 250.00													$ -
Total Fixed Income	$ 203,450.00	$ 32,581.53	$ 14,030.00	$ 13,196.91	$ 31,062.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 212,485.64
Fixed Expenses														
Contract Accounting	$ 7,200.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00									
Website	$ 1,500.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00									$ 200.00
Lawn Maintenance	$ 13,800.00	$ 1,150.00	$ 1,150.00	$ 1,150.00	$ 1,707.22									$ 5,157.22
Landscaping (Lawn Chemical)	$ 4,200.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00									$ 1,400.00
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									$ 6,600.02
Termite Expense	$ 1,050.00													$ -
Insurance Expense	$ 85,000.00	$ 6,567.08	$ 6,567.08	$ 6,567.08	$ 6,567.08									$ 26,268.32
Flood Insurance Expense	$ 21,000.00	$ 1,665.59	$ 1,665.59		$ 5,198.00									$ 8,529.18
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													$ -
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									$ 700.00
Utilities	$ 800.00	$ 81.29	$ 74.50	$ 68.77	$ 66.68									$ 291.24
Water	$ 3,200.00	$ 157.92	$ 201.81	$ 209.77	$ 214.05									$ 783.55
Sewer	$ 6,200.00	$ 348.40	$ 404.27	$ 415.78	$ 421.99									$ 1,590.44
Irrigation	$ 10,000.00	$ 51.49	$ 54.32	$ 54.32	$ 54.32									$ 214.45
Trash Removal	$ 4,600.00	$ 378.35	$ 378.35	$ 378.35	$ 378.35									$ 1,513.40
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 56,934.25
Net Excess (Deficit) Regular Income Over E	**$ 375.00**	**$ 20,344.12**	**$ (702.09)**	**$ 2,977.84**	**$ 8,916.52**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 155,551.39**
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									
Month End Reserve Bank Balance	$ 67,868.68	$ 67,943.45	$ 68,010.79	$ 68,010.79	$ 68,157.74									

	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	