

CEDAR CREEK CONDO - 2026 BUDGET

INCOME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEARLY INCOME
Assoc. Dues	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 11,122.00	\$ 133,464.00
Billable Income (1)	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 4,080.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 4,960.00
Misc Income	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 960.00
Total Income	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 15,282.00	\$ 11,282.00	\$ 11,282.00	\$ 11,282.00	\$ 139,384.00

Admin Expenses	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEARLY EXPENSE
Bookeeping fees	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00
Property Insurance (2)	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	\$ 69,600.00
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
Supplies/Lic/Subscript	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00
Attorney Fees	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
*Subtotal Admin	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,575.00	\$ 73,400.00

Maint. Expense	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEARLY EXPENSE
Property Maint/Repair	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 9,600.00
Pool Labor/Supplies	\$ -	\$ -	\$ -	\$ -	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ -	\$ -	\$ 4,200.00
Pool Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 26,400.00
Pest Control	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 185.00	\$ 2,220.00
Garbage	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 972.00	\$ 11,664.00
Electric	\$ 185.00	\$ 185.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 185.00	\$ 185.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 1,860.00
Water	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00	\$ 804.00
Termite Inspection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
*Subtotal Maint/Serv	\$ 4,409.00	\$ 4,409.00	\$ 4,364.00	\$ 4,364.00	\$ 5,064.00	\$ 5,064.00	\$ 5,109.00	\$ 5,109.00	\$ 9,064.00	\$ 5,064.00	\$ 4,364.00	\$ 4,364.00	\$ 60,748.00

COMBINED EXPENSES	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	COMBINED YEARLY EXPENSES
*Subtotal Admin	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,075.00	\$ 6,575.00	\$ 73,400.00
*Subtotal Maint/Serv	\$ 4,409.00	\$ 4,409.00	\$ 4,364.00	\$ 4,364.00	\$ 5,064.00	\$ 5,064.00	\$ 5,109.00	\$ 5,109.00	\$ 9,064.00	\$ 5,064.00	\$ 4,364.00	\$ 4,364.00	\$ 60,748.00
TOTAL EXPENSES	\$ 10,484.00	\$ 10,484.00	\$ 10,439.00	\$ 10,439.00	\$ 11,139.00	\$ 11,139.00	\$ 11,184.00	\$ 11,184.00	\$ 15,139.00	\$ 11,139.00	\$ 10,439.00	\$ 10,939.00	\$ 134,148.00

INCOME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEARLY INCOME
NET INCOME	\$ 798.00	\$ 798.00	\$ 843.00	\$ 843.00	\$ 143.00	\$ 143.00	\$ 98.00	\$ 98.00	\$ 143.00	\$ 143.00	\$ 843.00	\$ 343.00	\$ 5,236.00
Transfer to Reserve	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 15,600.00
Excess Income	\$ (502.00)	\$ (502.00)	\$ (457.00)	\$ (457.00)	\$ (1,157.00)	\$ (1,157.00)	\$ (1,202.00)	\$ (1,202.00)	\$ (1,157.00)	\$ (1,157.00)	\$ (457.00)	\$ (957.00)	\$ (10,364.00)

(1) - Includes the Termite inspection fee of \$50 per unit due in September

(2) - Will be reviewing options for Property Insurance this year as increase was due to fire in 2023

****NOTE**** - If we cannot get lower rates for property insurance we will have no choice but to increase HOA fees in the fall.