

Budget - Summary Detail
Whitestone Ranch Phase 4
Operating
2026 Annual Budget - Copy

Description	2024 Actual	2025 Budget	2025 Projected	2026 Budget	Budget % Change
Association Assessments					
4000 -- General Assessments	44,000.00	44,500.00	44,500.00	44,500.00	0.00%
Total Association Assessments	44,000.00	44,500.00	44,500.00	44,500.00	0.00%
Fee Income & Reimbursements					
4530 -- Collection Fee Reimbursement	930.00	1,240.00	800.00	1,400.00	12.90%
4610 -- Legal Fee Reimbursement	736.72	300.00	1,080.00	2,000.00	566.67%
4620 -- Payment Plan Fee Reimbursement	5.00	10.00	15.00	0.00	(100.00%)
Total Fee Income & Reimbursements	1,671.72	1,550.00	1,895.00	3,400.00	119.35%
Other Income					
4760 -- Reserve Fund Allocation - CIA	(7,668.68)	(14,327.36)	(14,327.36)	(4,470.00)	(68.80%)
Total Other Income	(7,668.68)	(14,327.36)	(14,327.36)	(4,470.00)	(68.80%)
Total Operating Income	38,003.04	31,722.64	32,067.64	43,430.00	36.91%
Administrative Expenses					
5050 -- Meetings	0.00	0.00	631.06	650.00	0.00%
5095 -- Printing, Postage & Office Supplies	628.16	700.00	692.36	1,000.00	42.86%
5120 -- Website	380.24	965.00	964.34	640.00	(33.68%)
Total Administrative Expenses	1,008.40	1,665.00	2,287.76	2,290.00	37.54%
Maintenance & Repairs					
7110 -- Holiday Decorations	601.04	1,000.00	1,000.00	1,000.00	0.00%
7130 -- Irrigation Repairs	129.60	1,500.00	1,500.00	1,500.00	0.00%
7140 -- Landscaping	2,842.00	3,000.00	3,000.00	8,500.00	183.33%
7150 -- Landscape Maintenance Contract	10,569.84	10,573.92	8,811.60	12,000.00	13.49%
7300 -- Tree Maintenance	0.00	0.00	0.00	1,500.00	0.00%
Total Maintenance & Repairs	14,142.48	16,073.92	14,311.60	24,500.00	52.42%
Utilities					
7800 -- Electric	225.54	240.00	232.15	240.00	0.00%
7830 -- Water Expense	4,723.13	4,000.00	4,053.84	5,000.00	25.00%
Total Utilities	4,948.67	4,240.00	4,285.99	5,240.00	23.58%
Professional Fees					
8000 -- Accounting & Tax Preparation	0.00	400.00	0.00	425.00	6.25%
8020 -- Collection Fees	935.00	1,250.00	770.00	1,400.00	12.00%
8040 -- Legal Fees - Collections	736.72	300.00	1,080.00	2,000.00	566.67%
8045 -- Legal Fees - Business	0.00	500.00	500.00	1,000.00	100.00%
8050 -- Professional Management Fee	3,180.00	3,336.00	3,336.00	3,432.00	2.88%
8210 -- Office 365 Business Software	239.88	240.00	0.00	0.00	(100.00%)
Total Professional Fees	5,091.60	6,026.00	5,686.00	8,257.00	37.02%
Other Expenses					
9050 -- Bad Debt	30.00	0.00	0.00	0.00	0.00%
Total Other Expenses	30.00	0.00	0.00	0.00	0.00%

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Insurance					
8310 -- Directors & Officers Insurance	1,206.00	1,236.15	1,236.15	1,360.00	10.02%
8320 -- Property & Liability Insurance	1,359.96	1,621.57	1,621.57	1,783.00	9.96%
Total Insurance	2,565.96	2,857.72	2,857.72	3,143.00	9.98%
Total Operating Expense	27,787.11	30,862.64	29,429.07	43,430.00	40.72%
Total Operating Net Income / (Loss)	10,215.93	860.00	2,638.57	0.00	(100.00%)

Budget - Summary Detail
Whitestone Ranch Phase 4
Reserve
2026 Annual Budget - Copy

Description	2024 Actual	2025 Budget	2025 Projected	2026 Budget	Budget % Change
Other Income					
4702 -- Interest Income - Reserve	563.75	500.00	329.91	250.00	(50.00%)
4750 -- Reserve Fund Allocation	7,668.68	14,327.36	14,327.36	4,470.00	(68.80%)
Total Other Income	8,232.43	14,827.36	14,657.27	4,720.00	(68.17%)
Total Reserve Income	8,232.43	14,827.36	14,657.27	4,720.00	(68.17%)
Total Reserve Net Income / (Loss)	8,232.43	14,827.36	14,657.27	4,720.00	(68.17%)

Budget - Summary Detail
Whitestone Ranch Phase 4
All Department Summary
2026 Annual Budget - Copy

Description	2024 Actual	2025 Budget	2025 Projected	2026 Budget	Budget % Change
Association Assessments					
4000 -- General Assessments	44,000.00	44,500.00	44,500.00	44,500.00	0.00%
Total Association Assessments	44,000.00	44,500.00	44,500.00	44,500.00	0.00%
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4620 -- Payment Plan Fee Reimbursement	5.00	10.00	15.00	0.00	(100.00%)
Total Fee Income & Reimbursements	1,671.72	1,550.00	1,895.00	3,400.00	119.35%
Other Income					
4702 -- Interest Income - Reserve	563.75	500.00	329.91	250.00	(50.00%)
4750 -- Reserve Fund Allocation	7,668.68	14,327.36	14,327.36	4,470.00	(68.80%)
4760 -- Reserve Fund Allocation - CIA	(7,668.68)	(14,327.36)	(14,327.36)	(4,470.00)	(68.80%)
Total Other Income	563.75	500.00	329.91	250.00	(50.00%)
Total All Department Summary Income	46,235.47	46,550.00	46,724.91	48,150.00	3.44%
Administrative Expenses					
5050 -- Meetings	0.00	0.00	631.06	650.00	0.00%
5095 -- Printing, Postage & Office Supplies	628.16	700.00	692.36	1,000.00	42.86%
5120 -- Website	380.24	965.00	964.34	640.00	(33.68%)
Total Administrative Expenses	1,008.40	1,665.00	2,287.76	2,290.00	37.54%
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7130 -- Irrigation Repairs	129.60	1,500.00	1,500.00	1,500.00	0.00%
7140 -- Landscaping	2,842.00	3,000.00	3,000.00	8,500.00	183.33%
7150 -- Landscape Maintenance Contract	10,569.84	10,573.92	8,811.60	12,000.00	13.49%
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Total Maintenance & Repairs	14,142.48	16,073.92	14,311.60	24,500.00	52.42%
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Total Professional Fees	5,091.60	6,026.00	5,686.00	8,257.00	37.02%

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Total Insurance	2,565.96	2,857.72	2,857.72	3,143.00	9.98%
Total All Department Summary Expense	27,787.11	30,862.64	29,429.07	43,430.00	40.72%
Total All Department Summary Net Income / (Loss)	18,448.36	15,687.36	17,295.84	4,720.00	(69.91%)
Total Association Net Income / (Loss)	18,448.36	15,687.36	17,295.84	4,720.00	(69.91%)