

Phoenix Crossing Budget	2026
EXPENSES:	
Administrative:	
Quick Book fees	\$420.00
Website hosting and Domain	\$88.00
Office Supplies:	
Postage & Mailing	\$150.00
Envelopes	\$50.00
Printer Ink	\$50.00
Community Events:	\$1,000.00
Insurance Property & Directors:	\$3,148.00
Legal fees Retainer	\$5,000.00
Tax Prep	\$500.00
Corp. Registration	\$35.00
Community Utilities:	
(Street Lights) TriCounty EMC (22 lights@\$256.06 per month)	\$2,342.00
Taxes	\$1.00
Building Maintenance & Repair:	
Lawn Care	\$11,700.00
Pinestraw	\$2,250.00
Mulch & Labor (\$1,500)	every other year
Pest control	\$300.00
AC Maintenance	\$145.00
Beautification	\$300.00
Pool Maintenance:	
Bathroom supplies	\$100.00
Cleaning Supplies	\$100.00
Pool Chemicals	\$2,200.00
Electric Tri County EMC	\$4,600.00
(Pool Phone) Sparklight	\$454.00
(Water) Piedmont water	\$1,000.00
(Internet)Tri-Co Go	\$960.00
Maintenance & cleaning	\$5,800.00
Health Dept. Fees	\$206.00
Plumbing	TBD
Gate	TBD
TOTAL EXPENSES	\$42,899.00
INCOME	
\$435 x 124	\$53,940.00
124 -10% delinquencies	\$48,720.00
Reserves with 124 paying	\$11,041.00
Reserves -10%	\$9,937.00