Regent Hill 2026 Draft Budget

8 Units

Account Name	YTD Actual as of 11/30/2025	YTD Budget as pf 11/30/2025	Annual Budget 2025	Draft Budget 2026 $420/unit	Notes
Income					
Assessment Income	32,560.00	32,560.00	35,520.00	40,320.00	
Bank Interest	170.18	0.00	0.00	0.00	
Total Operating Income	**32,730.18**	**32,560.00**	**35,520.00**	**40,320.00**	
Expense					
CAPITAL RESERVE EXPENSE					
Dry Creek Bed	6,800.00	3,800.00	3,800.00	0.00	
Total CAPITAL RESERVE EXPENSE	**6,800.00**	**3,800.00**	**3,800.00**	**0.00**	
UTILITIES					
Electric	1,779.05	2,016.67	2,200.00	2,420.00	
Water & Sewer	623.40	600.00	600.00	600.00	Increase UNK at this time
Total UTILITIES	**2,402.45**	**2,616.67**	**2,800.00**	**3,020.00**	
GROUND MAINTENANCE					
Mulch	0.00	750.00	750.00	750.00	
Ground Maintenance/Snow Removal	6,502.67	11,000.00	12,000.00	12,000.00	Contract for '26?
Total GROUND MAINTENANCE	**6,502.67**	**11,750.00**	**12,750.00**	**12,750.00**	
MAINTENANCE					
Fire and Safety	1,063.44	1,400.00	1,400.00	1,400.00	Increase UNK at this time
Exterior Repairs	2,054.55	1,833.34	2,000.00	2,000.00	
Total MAINTENANCE	**3,117.99**	**3,233.34**	**3,400.00**	**3,400.00**	
ADMINSTRATIVE					
Management Fees	3,850.00	3,850.00	4,200.00	4,620.00	$385/mo per MPC Fee Ltr
Insurance	6,723.29	5,742.00	6,264.00	10,333.00	Umbrella Policy Period 3/2/25 to 3/2/26, Liability 11/13/24 to 11/13/25
Office Supplies	47.64	91.67	100.00	100.00	
Contingency	0.00	1,833.34	2,000.00	1,000.00	Reduced, as never used
Taxes	200.00	150.00	150.00	200.00	
Total ADMINSTRATIVE	**10,820.93**	**11,667.01**	**12,714.00**	**16,253.00**	
RESERVE EXPENSE					
Reserve Contribution	170.18	0.00	0.00	3,840.00	10% of assessment income should be deposited into reserves.
Total RESERVE EXPENSE	**170.18**	**0.00**	**0.00**	**3,840.00**	
Total Operating Expense	**29,814.22**	**33,067.02**	**35,464.00**	**39,263.00**	
Total Operating Income	32,730.18	32,560.00	35,520.00	40,320.00	
Total Operating Expense	29,814.22	33,067.02	35,464.00	39,263.00	
Net Income	**2,915.96**	**-507.02**	**56.00**	**1,057.00**	