

# Brookshire Owner's Association

## 2026 Annual Budget

3/2/2026

| <u>Dues and Reserves</u>          |             |             |
|-----------------------------------|-------------|-------------|
|                                   | <u>2025</u> | <u>2026</u> |
| <u>Monthly Per Unit</u>           |             |             |
| Dues                              | 350.00      | 440.00      |
| Reserve                           | 35.00       | 35.00       |
| Total                             | 385.00      | 475.00      |
| <u>Annualized for Association</u> |             |             |
| Dues                              | 142,800.00  | 179,520.00  |
| Reserve                           | 14,280.00   | 14,280.00   |
| Sales Fee/Reserv                  | 1,400       | 1,400       |
| Total                             | 158,480.00  | 195,200.00  |

| <u>Special Assessments per Unit</u>              |             |             |
|--------------------------------------------------|-------------|-------------|
|                                                  | <u>2025</u> | <u>2026</u> |
| Assess # 1                                       | 300.00      | 450.00      |
| Assess # 2                                       | 300.00      | 450.00      |
| Total                                            | 600.00      | 900.00      |
| <u>Special Assessments Annualized for Assoc.</u> |             |             |
| Assess # 1                                       | 10,200.00   | 15,300.00   |
| Assess # 2                                       | 10,200.00   | 15,300.00   |
| Total                                            | 20,400.00   | 30,600.00   |

| Account Name                  | 2025<br>Annual<br>Budget | 2026<br>Annual<br>Budget | Change           | Percent<br>Change |
|-------------------------------|--------------------------|--------------------------|------------------|-------------------|
| <b>Income</b>                 |                          |                          |                  |                   |
| <b>INCOME</b>                 |                          |                          |                  |                   |
| Association Dues              | 142,800.00               | 179,520.00               | 36,720.00        | 25.7%             |
| Sale Fee Reserve Fund         | 1,400.00                 | 1,400.00                 | -                | 0.0%              |
| Reserve Fund Dues             | 14,280.00                | 14,280.00                | -                | 0.0%              |
| Special Assessments           | 20,400.00                | 30,600.00                | 10,200.00        | 50.0%             |
| <b>Total INCOME</b>           | <b>178,880.00</b>        | <b>225,800.00</b>        | <b>46,920.00</b> | <b>26.2%</b>      |
| Interest Income               | -                        | -                        | -                | -                 |
| <b>Total OPERATING Income</b> | <b>178,880.00</b>        | <b>225,800.00</b>        | <b>46,920.00</b> | <b>26.2%</b>      |
| <b>Expense</b>                |                          |                          |                  |                   |
| Snow Removal                  | 21,120.00                | 22,800.00                | 1,680.00         | 8.0%              |
| Landscaping                   | 24,018.75                | 24,739.31                | 720.56           | 3.0%              |
| Parking Lot Maintenance       | 2,500.00                 | -                        | (2,500.00)       | -100.0%           |
| Pest control                  | 200.00                   | 200.00                   | -                | 0.0%              |
| Property Insurance            | 23,270.00                | 32,140.00                | 8,870.00         | 38.1%             |
| Legal                         | 500.00                   | 500.00                   | -                | 0.0%              |
| Accounting                    | 250.00                   | 250.00                   | -                | 0.0%              |
| Other/Misc Adm                | 600.00                   | 600.00                   | -                | 0.0%              |

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### Expense

|                                   |                    |                    |                  |              |
|-----------------------------------|--------------------|--------------------|------------------|--------------|
|                                   |                    |                    | -                |              |
| Painting                          | 10,000.00          | 7,500.00           | (2,500.00)       | -25.0%       |
| Plumbing                          | 1,800.00           | 1,800.00           | -                | 0.0%         |
| Roof Repair                       | 1,500.00           | 5,000.00           | 3,500.00         | 233.3%       |
| General Repairs                   | 5,000.00           | 2,500.00           | (2,500.00)       | -50.0%       |
| Taxes-Other                       | 100.00             | 100.00             | -                | 0.0%         |
| Water/Sewer                       | 33,000.00          | 36,000.00          | 3,000.00         | 9.1%         |
| Garbage and Recycling             | 7,000.00           | 9,384.00           | 2,384.00         | 34.1%        |
| Landscape-Trees & Other           | 23,000.00          | 23,000.00          | -                | 0.0%         |
| Management fees                   | 10,640.00          | 11,244.00          | 604.00           | 5.7%         |
| Stairs, Valley                    | 1.00               | 30,000.00          | 29,999.00        | 2999900.0%   |
| <b>Total Operating Expense</b>    | <b>164,499.75</b>  | <b>207,757.31</b>  | <b>43,257.56</b> | <b>26.3%</b> |
| Total Operating Income            | 178,880.00         | 225,800.00         | 46,920.00        | 26.2%        |
| Total Operating Expense           | 164,499.75         | 207,757.31         | -                | 0.0%         |
| <b>NOI - Net Operating Income</b> | <b>14,380.25</b>   | <b>18,042.69</b>   | <b>1,680.00</b>  | <b>8.0%</b>  |
| <b>Other Expense</b>              |                    |                    |                  |              |
| Reserve Contribution              | 14,280.00          | 14,280.00          | 8,870.00         | 38.1%        |
| <b>Total Other Expense</b>        | <b>14,280.00</b>   | <b>14,280.00</b>   | <b>8,870.00</b>  | <b>0.0%</b>  |
| <b>Net Other Income</b>           | <b>(14,280.00)</b> | <b>(14,280.00)</b> | <b>-</b>         | <b>0.0%</b>  |
| Total Income                      | 178,880.00         | 225,800.00         | 3,500.00         | 233.3%       |
| Total Expense                     | 178,779.75         | 222,037.31         | (2,500.00)       | -50.0%       |
| <b>Net Income</b>                 | <b>100.25</b>      | <b>3,762.69</b>    | <b>-</b>         | <b>0.0%</b>  |