

Brookshire Owner's Association
2026 Annual Budget

12/15/2025

<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 Annual Budget	2026 Annual Budget	Change	Percent Change
Income				
INCOME				
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%
Total INCOME	<u>178,880.00</u>	<u>225,800.00</u>	<u>46,920.00</u>	<u>26.2%</u>
Interest Income	-	-	-	-
Total OPERATING Income	<u>178,880.00</u>	<u>225,800.00</u>	<u>46,920.00</u>	<u>26.2%</u>
Expense				
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

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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%
Total Operating Expense	164,499.75	207,757.31	43,257.56	26.3%
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%
NOI - Net Operating Income	14,380.25	18,042.69	1,680.00	8.0%
Other Expense				
Reserve Contribution	14,280.00	15,680.00	8,870.00	38.1%
Total Other Expense	14,280.00	15,680.00	8,870.00	0.0%
Net Other Income	(14,280.00)	(15,680.00)	-	0.0%
Total Income	178,880.00	225,800.00	3,500.00	233.3%
Total Expense	178,779.75	223,437.31	(2,500.00)	-50.0%
Net Income	100.25	2,362.69	-	0.0%