

Orchard Townhomes Budget

	2026 Budget
Ordinary Income/Expense	
Income	
Fine Assessment	\$ -
Interest Income	\$ -
Late Charges	\$ -
Monthly Assessments	\$ 141,707.50
Pet Fee	\$ 4,500.00
Parking Space Revenue	\$ 720.00
Total Income	\$ 146,927.50
Maintenance Expenses	
Insurance	\$ 38,000.00
Landscape Maint.	
Fertilizing/weeding	\$ 2,500.00
Leaf removal/Fall clean up	\$ 2,500.00
Mowing	\$ 12,000.00
Tree Spraying	\$ 1,750.00
Tree Trimming/Removal	\$ 1,250.00
Spring Clean Up	\$ 2,500.00
Total Landscape Maint.	\$ 22,500.00
Misc. Repairs/Maint.	
Ditch Fees	\$ 3,000.00
Fence Repair	\$ 1,500.00
Gutter Clean-up	\$ 2,500.00
Gutter Repair	\$ 750.00
Heat Tapes	\$ 750.00
Lattice Repair/Staining	\$ 750.00
Asphalt Maintenance	\$ 1,500.00
Pump Maintenance/Repair	\$ 2,000.00
Pet Supplies	\$ 500.00
Siding Repair	\$ 3,000.00
Roof Repairs	\$ 2,500.00
Contingency	\$ 3,500.00
Total Misc. Repairs/Maint.	\$ 22,250.00
Office Expense	
Copies	\$ 200.00
Fees/Licenses	\$ 50.00
Meeting Room	\$ 250.00
Postage	\$ 500.00
Total Office Expense	\$ 1,000.00
Professional Fees	
Project Management	\$ 3,300.00
Legal Fees	\$ 2,750.00
Management Fees	\$ 6,500.00
Total Professional Fees	\$ 12,550.00

Snow Removal		
Shoveling	\$	750.00
Snowplowing	\$	3,500.00
Total Snow Removal	\$	4,250.00
Sprinkler Expense		
Ditch	\$	1,500.00
Repairs	\$	3,000.00
Spring Start Up	\$	1,500.00
Winterizing	\$	1,500.00
Total Sprinkler Expense	\$	7,500.00
Utilities		
Electric	\$	1,750.00
Total Utilities	\$	1,750.00
Total Maintenance Expenses		109,800.00
Capital Improvement Expense		
Capital Improvement Transfer	\$	-
Tree Trimming	\$	10,000.00
Pump Replacement	\$	-
Engineering	\$	-
Landscaping Project	\$	5,000.00
Total Capital Improvement Activity	\$	15,000.00
Capital Reserve Contribution (Withdraw)	\$	22,127.50