

Timberlakes Homeowners Association
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 - Maintenance Fees	95,196	103,093
5011 - Reserve Assessments	2,324	3,626
5025 - Late Fees	0	0
5040 - Other Income	0	0
5050 - Interest Income	0	0
TOTAL INCOME	97,520	106,720
EXPENSE		
GROUNDS		
7120 - Lakes Maintenance	300	300
7125 - Landscaping Contract	2,400	4,200
7130 - Landscaping Other	1,200	1,000
7135 - Irrigation	800	396
TOTAL GROUNDS	4,700	5,896
REPAIRS & MAINTENANCE		
7210 - Repairs & Maintenance	500	0
TOTAL REPAIRS & MAINTENANCE	500	0
ADMINISTRATIVE		
7810 - Insurance	3,000	3,150
7820 - Legal/Professional	0	100
7825 - Taxes	350	300
7835 - Fees/Dues/Licenses	187	248
7870 - Management Fee	9,000	9,300
7875 - Website	0	600
7880 - Office Supplies	1,200	700
7890 - Contingency	155	0
TOTAL ADMINISTRATIVE	13,892	14,398
OTHER		
7910 - Master Association Fees	76,104	82,799
7999 - Reserve Transfer	2,324	3,626
TOTAL OTHER	78,428	86,425
TOTAL EXPENSES	97,520	106,720

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 517.37	\$ 560.29
RESERVES	\$ 12.63	\$ 19.71
TOTAL	\$ 530.00	\$ 580.00

Total Units 46
Times Paid Per Year 4

Timberlakes Homeowners Association
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURE 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3501	Roads	15	7	30,000	17,867	1,348	0	0	19,215	10,785	1,541	8.37
3502	Mailboxes	10	3	8,000	3,246	877	2,000	5,580	7,703	297	99	0.54
3503	Irrigation	0	1	0	5,580	0	0	-5,580	0	0	0	0.00
3504	Deferred Maintenance	10	10	10,000	5,512	99	7,489	2,011	133	9,867	987	5.36
3505	*Re-name to Mulch	4	4	4,000	11	0	0	-11	0	4,000	1,000	5.43
3599	Interest				1,438	383	0	0	1,822	0	0	0.00
				52,000	33,654	2,707	9,489	2,000	28,872	24,949	3,626	19.71