Estimated Budget

Luxor Townhouse Association

6/1/2026-5/31/2027 Profit & Loss

	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	JAN 27	FEB 27	MAR 27	APR 27	MAY 27	TOTAL
INCOME													
4102 HOA Dues	0.00	15,600.00	0.00	0.00	0.00	0.00	0.00	15,600.00	0.00	0.00	0.00	0.00	31,200.00
TOTAL INCOME	**0.00**	**15,600.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**15,600.00**	**0.00**	**0.00**	**0.00**	**0.00**	**31,200.00**
EXPENSE													
5004 Management Fee Expense	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	2,600.00
5005 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,146.20	0.00	1,146.20
5006 Legal, Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00
5009 Association Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	0.00	0.00	0.00	2,600.00
5010 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
5011 Utilities													
50112 Water, Sewer, and Garbage	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	603.00	7,236.00
5019 Exterior Maintenance													
50193 Gutters/Exterior Trim	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	1,300.00
5019 Total Exterior Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	1,300.00
5020 Grounds Maintenance													
50200 Landscaping Install and Mair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00
50201 Lawn Mowing/Trimming	900.00	1,125.00	900.00	1,125.00	450.00	0.00	0.00	0.00	0.00	0.00	450.00	900.00	5,850.00
50203 Sprinkler/Irrigation	350.00	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	350.00	350.00	2,450.00
50204 Weed Control/Fertilization	260.00	0.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.00	0.00	780.00
50209 Snow Removal	0.00	0.00	0.00	0.00	0.00	460.00	920.00	920.00	920.00	460.00	0.00	0.00	3,680.00
5020 Total Grounds Maintenance	1,510.00	1,475.00	1,510.00	1,475.00	800.00	460.00	920.00	920.00	920.00	460.00	1,310.00	1,250.00	13,010.00
TOTAL EXPENSE	**2,113.00**	**3,378.00**	**2,113.00**	**2,078.00**	**1,403.00**	**1,063.00**	**2,823.00**	**2,823.00**	**4,123.00**	**1,313.00**	**3,059.20**	**1,863.00**	**28,152.20**
NET INCOME	**-2,113.00**	**12,222.00**	**-2,113.00**	**-2,078.00**	**-1,403.00**	**-1,063.00**	**-2,823.00**	**12,777.00**	**-4,123.00**	**-1,313.00**	**-3,059.20**	**-1,863.00**	**3,047.80**
RESERVE BALANCE	**7,092.67**	**19,314.67**	**17,201.67**	**15,123.67**	**13,720.67**	**12,657.67**	**9,834.67**	**22,611.67**	**18,488.67**	**17,175.67**	**14,116.47**	**12,253.47**	