

**Fountain Park
2026 Budget
Yearly Comparison**

	2023	2024	2025 thru 9/30	2025 Year End Projection Year End Projection	2025 Budget	2026 Budget	Notes
	Actuals	Actuals	Actual To Date				
Income					\$ 76.81	\$ 80.00	4.15%
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$ 158,000.00	\$ 165,909.60	\$ 124,432.20	\$ 165,909.60	\$ 165,909.60	\$ 172,800.00	
<u>Total HOA REVENUE</u>	\$ 158,000.00	\$ 165,909.60	\$ 124,432.20	\$ 165,909.60	\$ 165,909.60	\$ 172,800.00	
 <u>OTHER INCOME</u>							
4070000070 - Write Off			\$ (16.74)	\$ (22.32)			
4110000055 - Default Notice - Postage		\$ 27.01	\$ 9.63	\$ 12.84			
4110000110 - HOA Violation Fees	\$ 125.00	\$ 200.00	\$ 475.00	\$ 633.33			
4110000130 - Interest Income	\$ 143.09	\$ 52.56	\$ 5.86	\$ 7.81	\$ -	\$ -	
4110000140 - Key/Lock/Gate Fee		\$ 75.00	\$ 125.00	\$ 166.67			
4110000150 - Late Charges	\$ 175.61	\$ 408.43	\$ 161.62	\$ 215.49	\$ -	\$ -	
4110000260 - Processing Fees	\$ 12.97	\$ 1,230.78	\$ -	\$ -	\$ -	\$ -	
<u>Total OTHER INCOME</u>	\$ 456.67	\$ 1,993.78	\$ 760.37	\$ 1,013.83	\$ -	\$ -	
 Total Income	\$ 158,456.67	\$ 167,903.38	\$ 125,192.57	\$ 166,923.43	\$ 165,909.60	\$ 172,800.00	
 Expense							
<u>GENERAL & ADMINISTRATIVE</u>							
6010000010 - Accounting Fees	\$ 400.00	\$ 450.00	\$ -	\$ -	\$ 400.00	\$ 450.00	Tax Filing and Annual Compilation
6010000020 - Annual Meeting Expenses	\$ -		\$ 99.00	\$ 132.00	\$ 500.00	\$ 250.00	Election Buddy
6010000050 - Bank Charges	\$ 50.00		\$ -	\$ -	\$ -	\$ -	
6010000150 - Legal Fees	\$ 6,965.71	\$ 617.50	\$ 1,235.00	\$ 1,646.67	\$ 3,000.00	\$ 1,500.00	Reduced, RR project complete
6010000170 - Management Fees	\$ 23,960.00	\$ 25,140.00	\$ 18,855.00	\$ 25,140.00	\$ 25,140.00	\$ 25,140.00	No Increase
6010000190 - Social Events/Activities	\$ 159.04	\$ 260.16	\$ 360.65	\$ 480.87	\$ 600.00	\$ 1,000.00	Committee Expenses
6010000220 - Office Supplies	\$ 140.75		\$ -	\$ -	\$ -	\$ -	
6010000230 - Print/Copy	\$ 448.27	\$ 995.44	\$ 1,683.07	\$ 2,244.09	\$ 1,000.00	\$ 660.00	Increased for printed newsletters
6010000233 - Newsletter Printing					\$ -	\$ 540.00	
6010000260 - Permits/Licenses	\$ 280.00	\$ 260.00	\$ 320.00	\$ 426.67	\$ 300.00	\$ 320.00	AZ Corp Comm. Report, pool permit, backflow inspections
6010000270 - Postage	\$ 846.16	\$ 1,500.41	\$ 1,435.75	\$ 1,914.33	\$ 1,446.50	\$ 1,560.00	Increased for printed newsletters
6010000280 - Professional Fees	\$ 290.00	\$ 2,790.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	Any independent consultant such as an engineer or Reserve Study expert
6010000350 - Website/Webhost	\$ 810.00	\$ 1,170.00	\$ 1,050.00	\$ 1,400.00	\$ 1,080.00	\$ 1,400.00	Community Website
<u>Total GENERAL & ADMINISTRATIVE</u>	\$ 34,349.93	\$ 33,183.51	\$ 25,038.47	\$ 33,384.63	\$ 34,466.50	\$ 33,820.00	
 <u>UTILITIES</u>							
6040000100 - Electric	\$ 11,171.50	\$ 8,287.11	\$ 5,725.73	\$ 7,634.31	\$ 10,000.00	\$ 10,000.00	
6040000200 - Gas	\$ 3,550.11	\$ 4,888.74	\$ 1,694.81	\$ 2,259.75	\$ 3,900.00	\$ 3,900.00	
6040000500 - Water	\$ 7,823.03	\$ 6,467.14	\$ 5,420.34	\$ 7,227.12	\$ 9,000.00	\$ 9,000.00	
6040000600 - Wifi/Internet/Phones	\$ 1,048.56	\$ 1,557.91	\$ 1,773.15	\$ 2,364.20	\$ 2,300.00	\$ 1,500.00	wifi/internet for access control system
<u>Total UTILITIES</u>	\$ 23,593.20	\$ 21,200.90	\$ 14,614.03	\$ 19,485.37	\$ 25,200.00	\$ 24,400.00	

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<u>TAXES & INSURANCE</u>							
6050000200 - Insurance / D&O	\$ 1,653.35	\$ 3,221.06	\$ 3,253.23	\$ 4,337.64	\$ 5,200.00	\$ 4,800.00	Firebird Agency new policy
6050000300 - Real Estate Taxes	\$ 6.58	\$ 6.65	\$ -	\$ -	\$ 10.00	\$ 10.00	
6050000500 - State Income Tax	\$ 64.87	\$ -	\$ 50.00	\$ 66.67	\$ 50.00	\$ 50.00	
6050000600 - Federal Income Tax		\$ -	\$ 705.00	\$ 940.00		\$ 750.00	Estimated income tax on interest
Total TAXES & INSURANCE	\$ 1,724.80	\$ 3,227.71	\$ 4,008.23	\$ 4,404.31	\$ 5,260.00	\$ 5,610.00	
<u>REPAIRS & MAINTENANCE</u>							
6070000090 - Common Area Maint	\$ 7,656.33	\$ 1,755.06	\$ 560.12	\$ 746.83	\$ 1,500.00	\$ 1,000.00	General repairs and maintenance in common area
6070000120 - Electrical R+M	\$ 155.00	\$ 163.26	\$ 437.50	\$ 583.33	\$ 500.00	\$ 500.00	
6070000190 - Fountain Maintenance	\$ 588.54	\$ 414.13	\$ 174.79	\$ 233.05	\$ 750.00	\$ 500.00	
6070000220 - Janitorial Services	\$ 3,949.71	\$ 5,834.70	\$ 4,482.05	\$ 5,976.07	\$ 6,120.00	\$ 6,300.00	Bidding out janitorial service
6070000225 - Irrigation R&M	\$ 245.00		\$ 102.75	\$ 137.00	\$ 4,000.00	\$ 3,000.00	Tracking irrigation separately
6070000230 - Landscaping - Contract	\$ 35,796.82	\$ 21,742.90	\$ 17,901.00	\$ 23,868.00	\$ 24,464.70	\$ 24,953.93	
6070000235 - Landscaping - Extras	\$ 2,239.60	\$ 6,229.42	\$ 278.07	\$ 370.76	\$ 750.00	\$ 500.04	Reducing this line by cost of irrigation
6070000236 - Landscaping - Trees	\$ 4,910.00	\$ 3,880.00	\$ -	\$ -	\$ 6,500.00	\$ 4,800.00	Tree replacement and trimming
6070000300 - Pest Control	\$ 100.00	\$ 10,825.75	\$ 6,796.00	\$ 9,061.33	\$ 11,605.00	\$ 10,845.00	Determine cost of as needed ant treatment
6070000310 - Plumbing	\$ 400.00	\$ -	\$ -	\$ -	\$ -	\$ -	Included in common area maintenance
6070000322 - Pool - Chemicals	\$ 1,710.06	\$ 2,088.32	\$ 1,033.65	\$ 1,378.20	\$ 1,860.00	\$ 1,860.00	
6070000323 - Pool - Contract	\$ 4,750.00	\$ 5,180.00	\$ 5,200.00	\$ 6,933.33	\$ 6,250.00	\$ 7,200.00	Bidding out service
6070000327 - Pool - Repairs	\$ 916.00	\$ 984.74	\$ 157.39	\$ 209.85	\$ 1,200.00	\$ 1,500.00	
6070000410 - Pool Access Control R&M	\$ 500.00	\$ -	\$ -	\$ -	\$ 540.00	\$ 540.00	Repairs/maintenance to system
Total REPAIRS & MAINTENANCE	\$ 63,917.06	\$ 59,098.28	\$ 37,123.32	\$ 49,497.76	\$ 66,039.70	\$ 63,498.97	
<u>ALARM SERVICE</u>							
6090000100 - Alarm Service	\$ -	\$ 673.55	\$ 973.55	\$ 1,298.07	\$ 719.40	\$ 719.40	May change with new system
Reserve Contribution	\$ 45,036.00	\$ 30,569.64	\$ 25,668.00	\$ 34,224.00	\$ 34,224.00	\$ 44,751.63	
Total Operating Expense	\$ 168,620.99	\$ 147,953.59	\$ 107,425.60	\$ 143,234.13	\$ 165,909.60	\$ 172,800.00	
Operating Net Income	\$ (10,164.32)	\$ 19,949.79	\$ 17,766.97	\$ 23,689.29	\$ -	\$ (0.00)	A Balanced budget has no overages or leftover funds. Any remaining funds after all operating expense are accounted should be allocated to Reserves.

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RESERVE ANALYSIS							
2025 Reserve Expenditures							
Asphalt Maintenance Project - Spring 2026						\$ 30,000.00	
Park Perimeter and Pool Enclosure Fence						\$ 55,000.00	
Ramada (Placeholder for future plan)						\$ 50,000.00	
Total 2026 Reserve Expenditures						\$ 135,000.00	
Reserve Analysis							
Reserve Balance as of 9/30/25:				Total 2025 Reserve Contribution		\$ 34,943.40	
\$265,208.70				Total Estimated 2025 Interest Earned		\$ 6,000.00	
				Projected Reserves at 2025 Year End		\$ 273,764.70	
				Monthly Reserve Contribution		\$ 3,729.30	
				Total 2026 Reserve Contribution		\$ 34,943.40	
				2026 Reserve Expenditures		\$ 135,000.00	
				Total Estimated 2026 Interest Earned		\$ 6,500.00	
				Projected Reserve Balance at 2025 Year End		\$ 180,208.10	