

## MOUNTAIN VIEW ESTATES

### 2026 BUDGET ANNUAL BUDGET

									MONTHLY			ANNUAL	
									BUDGET			BUDGET	BUDGET
	1-5205-M-1	2-5307-N-2	3-5303-O-3	4-5201-L-4	5-5107-G-5	6-5301-P-6	7-5025-H-7	8-BLDG	2026	2026	2025	2024	2023
# of UNITS	12	12	16	8	12	8	12	30					
<b>INCOME:</b>													
Current Dues per Mo	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00					
Dues x # of Units	3,840.00	3,840.00	5,120.00	2,560.00	3,840.00	2,560.00	3,840.00	9,600.00	35,200.00				
<b>TOTAL YEAR INCOME:</b>	<b>46,080.00</b>	<b>46,080.00</b>	<b>61,440.00</b>	<b>30,720.00</b>	<b>46,080.00</b>	<b>30,720.00</b>	<b>46,080.00</b>	<b>115,200.00</b>	<b>422,400.00</b>	<b>422,400.00</b>	<b>422,400.00</b>	<b>284,400.00</b>	<b>276,000.00</b>
<b>EXPENSES:</b>													
Ext Lights	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	605.00	7,260.00	7,260.00	7,920.00	9,240.00
Insurance	49.90	49.90	49.90	49.90	49.90	49.90	49.90	10.75	4,314.50	51,774.00	133,252.80	39,360.00	34,920.00 -
Landscape	81.25	81.25	81.25	81.25	81.25	81.25	81.25	144.50	10,835.00	130,020.00	116,512.80	90,000.00	79,680.00 +
Landscape..Trees	3.75	3.75	3.75	3.75	3.75	3.75	3.75	6.75	502.50	6,030.00	8,490.00		-
Legal	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	220.00	2,640.00	2,640.00	2,640.00	2,640.00
Maint-Bldg	10.00	10.00	10.00	10.00	10.00	10.00	10.00	0.00	800.00	9,600.00	9,600.00	9,600.00	8,640.00
Maint-RV & T Ct	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	110.00	1,320.00	1,320.00	1,320.00	1,320.00
Maint-General	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	137.50	1,650.00	1,320.00	1,320.00	1,320.00 +
Maint-P&S	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	1,100.00	13,200.00	13,200.00	13,200.00	14,520.00
Maint-Sprinklers	6.50	6.50	6.50	6.50	6.50	6.50	6.50	11.60	868.00	10,416.00	3,180.00	3,180.00	3,180.00 +
Misc	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	220.00	2,640.00	2,640.00	2,640.00	2,640.00
Office Expense	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	110.00	1,320.00	1,320.00	1,320.00	1,320.00
Pay-Accounting	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	902.00	10,824.00	10,824.00	10,824.00	10,824.00
Pay-Wages-Pool	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	742.50	8,910.00	8,910.00	8,910.00	8,910.00
Payroll Taxes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	110.00	1,320.00	1,320.00	1,320.00	1,320.00
Refuse	13.00	13.00	13.00	19.00	13.00	19.00	13.00	0.00	1,136.00	13,632.00	13,632.00	13,632.00	14,688.00
Snow Removal	37.50	37.50	37.50	37.50	37.50	37.50	37.50	66.75	5,002.50	60,030.00	55,075.20	55,080.00	51,600.00 +
Taxes-RE	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	220.00	2,640.00	2,640.00	2,640.00	1,980.00
Water	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	715.00	8,580.00	7,788.00	8,646.00	9,900.00 +
Reserve Alloc.-Firewise	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	110.00	1,320.00	1,320.00	1,320.00	1,320.00
RESERVE ALLOC.-ROADS	5.00	5.00	5.00	5.00	5.00	5.00	5.00	9.00	670.00	8,040.00	8,040.00	8,040.00	8,790.00
<b>OPER. EXP. Per unit</b>	<b>255.10</b>	<b>255.10</b>	<b>255.10</b>	<b>261.10</b>	<b>255.10</b>	<b>261.10</b>	<b>255.10</b>	<b>297.55</b>	<b>29,430.50</b>	<b>353,166.00</b>	<b>410,284.80</b>	<b>282,912.00</b>	<b>268,752.00</b>
<b>OPER. EXP Per unit x12</b>	<b>36,734.40</b>	<b>36,734.40</b>	<b>48,979.20</b>	<b>25,065.60</b>	<b>36,734.40</b>	<b>25,065.60</b>	<b>36,734.40</b>	<b>107,118.00</b>	<b>353,166.00</b>				
<b>NET INC/EXP:</b>	<b>9,345.60</b>	<b>9,345.60</b>	<b>12,460.80</b>	<b>5,654.40</b>	<b>9,345.60</b>	<b>5,654.40</b>	<b>9,345.60</b>	<b>8,082.00</b>	<b>69,234.00</b>				
<b>Reserve 10% FHA/VA</b>	<b>4,608.00</b>	<b>4,608.00</b>	<b>6,144.00</b>	<b>3,072.00</b>	<b>4,608.00</b>	<b>3,072.00</b>	<b>4,608.00</b>	<b>11,520.00</b>	<b>42,240.00</b>				
	<b>13,953.60</b>	<b>13,953.60</b>	<b>18,604.80</b>	<b>8,726.40</b>	<b>13,953.60</b>	<b>8,726.40</b>	<b>13,953.60</b>	<b>19,602.00</b>	<b>111,474.00</b>				
<b>PROJECTED RESERVES:</b>													
<b>BEGINNING 10.1.25</b>	<b>21,105.77</b>	<b>30,663.39</b>	<b>12,303.20</b>	<b>17,506.58</b>	<b>23,599.05</b>	<b>13,014.27</b>	<b>18,703.29</b>	<b>45,983.93</b>		<b>182,879.48</b>			
<b>NET INCOME - 2026</b>	<b>9,345.60</b>	<b>9,345.60</b>	<b>12,460.80</b>	<b>5,654.40</b>	<b>9,345.60</b>	<b>5,654.40</b>	<b>9,345.60</b>	<b>8,082.00</b>		<b>69,234.00</b>			
<b>ENDING UNALLOC. RES.</b>	<b>30,451.37</b>	<b>40,008.99</b>	<b>24,764.00</b>	<b>23,160.98</b>	<b>32,944.65</b>	<b>18,668.67</b>	<b>28,048.89</b>	<b>54,065.93</b>		<b>252,113.48</b>			
<b>CUMM. ALLOC.-ROADS</b>	<b>18,439.20</b>	<b>18,439.20</b>	<b>24,585.60</b>	<b>12,292.80</b>	<b>18,439.20</b>	<b>12,292.80</b>	<b>18,439.20</b>	<b>62,609.40</b>		<b>185,537.40</b>			
<b>less -ROADS Expensed</b>	<b>13,849.89</b>	<b>13,849.89</b>	<b>18,466.53</b>	<b>9,233.26</b>	<b>13,849.89</b>	<b>9,233.26</b>	<b>13,849.89</b>	<b>61,555.07</b>		<b>153,887.68</b>			
<b>TOTAL RESERVES</b>	<b>35,040.68</b>	<b>44,598.30</b>	<b>30,883.07</b>	<b>26,220.52</b>	<b>37,533.96</b>	<b>21,728.21</b>	<b>32,638.20</b>	<b>55,120.26</b>		<b>283,763.20</b>			
	<b>35040.68</b>	<b>44598.30</b>	<b>30883.07</b>	<b>26220.52</b>	<b>37533.96</b>	<b>21728.21</b>	<b>32638.20</b>	<b>55120.26</b>		<b>283,763.20</b>			