Fox Run Townhome Homeowners Association, Inc.

2026	January	February	March	April	May	June	July	August	September	October	November	December	Total
Income	$ 9,547.00	$ 9,935.00	$ 9,585.00	$ 11,025.00	$ 9,043.00	$ 14,688.00	$ 9,430.00	$ 10,391.52	$ 10,078.04	$ 9,980.00	$ 9,469.48	$ 8,210.00	$ 121,382.04
Expense													
Grounds	$ 4,891.67	$ 600.00	$ 5,350.00	$ -	$ 2,675.00	$ 5,597.50	$ 2,986.60	$ 2,675.00	$ 2,675.00	$ 2,675.00	$ 2,675.00	$ -	$ 32,800.77
Power	$ 510.09	$ 652.18	$ 542.51	$ 532.93	$ 507.09	$ 534.80	$ 544.40	$ 811.20	$ 733.22	$ 573.91	$ 587.51	$ 561.16	$ 7,091.00
Accounting	$ 380.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 380.00
Office Supplies	$ 2.30	$ -	$ 2.30	$ 2.30	$ -	$ 6.30	$ -	$ 3.45	$ 5.75	$ -	$ 4.60	$ 4.60	$ 31.60
Insurance	$ -	$ 13,723.75	$ -	$ -	$ -	$ (2,484.25)	$ 5,152.51	$ (22,101.93)	$ (6,338.49)	$ (3,015.91)	$ -	$ (1,083.34)	$ (16,147.66)
Plumbing	$ -	$ 308.50	$ -	$ 1,875.00	$ 1,950.00	$ 716.50	$ -	$ 637.50	$ 3,239.00	$ 701.75	$ 4,047.25	$ 454.50	$ 13,930.00
General Maintenance	$ -	$ -	$ -	$ 858.43	$ 150.00	$ 450.00	$ 3,645.96	$ 250.00	$ -	$ 38.62	$ 2,488.00	$ 1,159.45	$ 9,040.46
Management Fees	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 11,000.00
Roofing	$ 2,150.00	$ -	$ 275.00	$ 520.00	$ 195.00	$ 250.00	$ 590.00	$ 295.00	$ -	$ -	$ 395.00	$ -	$ 4,670.00
Termite Bond	$ -	$ -	$ -	$ -	$ 4,995.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,995.00
Reserve	$ -	$ -	$ -	$ (627.61)	$ (9,303.93)	$ -	$ (20,997.77)	$ -	$ -	$ -	$ -	$ -	$ (30,929.31)
Water	$ 9,771.77	$ 10,652.37	$ -	$ 21,432.69	$ 7,799.84	$ 6,889.15	$ 6,580.57	$ 7,596.63	$ 2,614.13	$ -	$ 5,381.96	$ -	$ 78,719.11
Total	$ 18,705.83	$ 26,936.80	$ 7,169.81	$ 25,593.74	$ 9,968.00	$ 12,960.00	$ (497.73)	$ (8,833.15)	$ 3,928.61	$ 1,973.37	$ 16,579.32	$ 1,096.37	$ 115,580.97

	Budgeted 2025	Actual 2025	Projected 2026										
								Account Balance as of 4/25/23					
								$ 40,303.25	Total Cash				
Income	$ 122,820.00	$ 122,820.00	$ 122,820.00		$ 98,759.11	Checking Reserve							
					$ 40,303.25	Total Assets							
Expense													
Grounds	$ 26,420.03	$ 32,800.77	$ 35,000.00		2 bedroom townhome - $140 per month								
Water	$ 54,332.35	$ 78,719.11	$ 60,000.00		3 bedroom townhome - $155 per month								
Office Supplies	$ 110.86	$ 31.60	$ 100.00		4 bedroom townhome - $175 per month								
Insurance	$ 405.75	$ (16,147.66)	$ -		2 bedroom flats - $135 per month								
General Maintenance	$ 12,700.76	$ 9,040.36	$ 3,145.00		3 bedroom w/ garage - $165 per month								
Management Fees	$ 12,000.00	$ 12,000.00	$ 12,000.00										
Reserve	$ -	$ (30,929.31)	$ -										
Accounting	$ 380.00	$ 380.00	$ 380.00										
Plumbing	$ -	$ 13,930.00	$ -										
Roofing		$ 4,670.00	$ -										
Termite Bond	$ 4,995.00	$ 4,995.00	$ 4,995.00										
Power	$ 5,923.65	$ 7,091.00	$ 7,200.00										
Total	$ 117,268.40	$ 116,580.87	$ 122,820.00										