

Lindon Creekside HOA
Year to Date Profit and Loss
2026 Budget Discussion Worksheet

	2026 Budget	Jan-2026 Budget	Feb-2026 Budget	Mar-2026 Budget	Apr-2026 Budget	May-2026 Budget	Jun-2026 Budget	Jul-2026 Budget	Aug-2026 Budget	Sep-2026 Budget	Oct-2026 Budget	Nov-2026 Budget	Dec-2026 Budget
Income													
R01 HOA Assessments	142,560.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00	11,880.00
R02 Moving In/Out Fees	840.00	-	-	420.00	-	-	-	-	-	420.00	-	-	-
R03 Late Fees	240.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
R04 Fines/Violations	-	-	-	-	-	-	-	-	-	-	-	-	-
R05 Interest Income	16,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
R06 Uncategorized Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Income	161,640.00	13,400.00	13,400.00	13,820.00	13,400.00	13,400.00	13,400.00	13,400.00	13,400.00	13,820.00	13,400.00	13,400.00	13,400.00
Expenses													
E01 Operating Expenses													
E011 Landscaping	38,500.00	3,850.00	3,850.00	3,850.00	3,850.00	3,850.00	3,850.00	3,850.00	3,850.00	3,850.00	3,850.00	-	-
E0111 Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
E0112 Sprinklers	5,000.00	-	-	-	500.00	500.00	500.00	1,000.00	1,000.00	500.00	500.00	500.00	-
E013 Snow Removal	295.00	-	-	-	-	-	-	-	-	-	-	-	295.00
Total E011,3 Landscape/Snow Removal	43,795.00	3,850.00	3,850.00	3,850.00	4,350.00	4,350.00	4,350.00	4,850.00	4,850.00	4,350.00	4,350.00	500.00	295.00
E012 UTILITIES	(2,040.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)	(170.00)
E0121 Sewer/Water/Trash/Elec	16,000.00	345.00	345.00	345.00	345.00	345.00	500.00	630.00	7,000.00	4,000.00	3,000.00	800.00	345.00
Total E012 UTILITIES	15,960.00	175.00	175.00	175.00	175.00	175.00	330.00	460.00	6,830.00	3,830.00	2,830.00	630.00	175.00
E014 Exterior Home Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
E015 Community Maintenance	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Total E01 Operating Expenses	62,755.00	4,275.00	4,275.00	4,275.00	4,775.00	4,775.00	4,930.00	5,560.00	11,830.00	8,430.00	7,430.00	1,380.00	720.00
E02 Administrative Expenses													
E021 Insurance	2,309.10	183.66	183.66	183.66	183.66	183.66	183.66	183.66	183.66	183.66	218.72	218.72	218.72
E0211 Property Insurance	19,000.00	1,533.25	1,533.25	1,533.25	1,533.25	1,533.25	1,533.25	1,533.25	1,533.25	1,533.25	1,733.25	1,733.25	1,734.25
Total E021 Insurance	21,309.10	1,716.91	1,716.91	1,716.91	1,716.91	1,716.91	1,716.91	1,716.91	1,716.91	1,716.91	1,951.97	1,951.97	1,952.97
E022 Business Fees													
E0221 Board Meetings	-	-	-	-	-	-	-	-	-	-	-	-	-
E0222 Taxes	6,000.00	-	6,000.00	-	-	-	-	-	-	-	-	-	-
Total E022 Business Fees	6,000.00	-	6,000.00	-	-	-	-	-	-	-	-	-	-
E023 Legal & Professional Services													
E0231 Licensing Fees	25.00	25.00	-	-	-	-	-	-	-	-	-	-	-
E0232 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
E0233 Tax Preparation/Audit Fees	200.00	-	200.00	-	-	-	-	-	-	-	-	-	-
Total E023 Legal & Professional Services	225.00	25.00	200.00	-	-	-	-	-	-	-	-	-	-
E024 Miscellaneous Expenses													
E0241 Office Supplies	100.00	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33
E0242 Software	600.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	165.00	45.00	45.00
E0243 Bank Charges & Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
E0244 Social Expenses	500.00	125.00	-	-	125.00	-	-	125.00	-	-	125.00	-	-
E0245 Administrative Costs	1,200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
E0246 Emergency Fund	11,000.00	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67
Total E024 Miscellaneous Expenses	13,400.00	1,196.00	1,070.00	1,070.00	1,196.00	1,070.00	1,070.00	1,196.00	1,070.00	1,070.00	1,315.00	1,070.00	1,070.00
Total E02 Administrative Expenses	40,894.10	2,936.91	8,886.91	2,786.91	2,911.91	2,786.91	2,786.91	2,911.91	2,786.91	2,786.91	3,266.97	3,021.97	3,022.97
Total Expenses	103,749.10	7,211.91	13,261.91	7,061.91	7,686.91	7,661.91	7,716.91	8,471.91	14,716.91	11,216.91	10,696.97	4,401.97	3,742.97
Net Operating Income	57,890.90	6,188.09	138.09	6,758.09	5,713.09	5,638.09	5,683.09	4,928.09	(1,316.91)	2,603.09	2,703.03	8,998.03	9,657.03
A0112 UCCU Reserve Transfer	(50,400.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)	(4,200.00)
Final Cash Flow	7,490.90	1,988.09	(4,061.91)	2,558.09	1,513.09	1,438.09	1,483.09	728.09	(5,516.91)	(1,596.91)	(1,496.97)	4,798.03	5,457.03

Lindon Creekside HOA
Year to Date Profit and Loss
Dec-2025

	Year to Date Budget	Year to Date Actual	Year to Date Under(Over)	Authorized Reserv Adj Actual	Adjusted Year to Date Actual	Adjusted Year to Date Under(Over)	No Change Budget 2026	\$10 Increase 2026	\$20 Increase 2026
Income									
R01 HOA Assessments	136,080.00	136,080.00	-		136,080.00	-	136,080.00	142,560.00	149,040.00
R02 Moving In/Out Fees	1,260.00	840.00	420.00		840.00	420.00	840.00	840.00	840.00
R03 Late Fees	252.00	76.73	175.27		76.73	175.27	240.00	240.00	240.00
R04 Fines/Violations	-	-	-		-	-	-	-	-
R05 Interest Income	18,000.00	18,195.24	(195.24)		18,195.24	(195.24)	18,000.00	18,000.00	18,000.00
R06 Uncategorized Income	-	312.00	(312.00)		312.00	(312.00)	-	-	-
Total Income	155,592.00	155,191.97	400.03		155,503.97	400.03	155,160.00	161,640.00	168,120.00
Expenses									
E01 Operating Expenses									
E011 Landscaping	32,220.00	49,627.84	(17,407.84)	13,056.91	36,570.93	(4,350.93)	38,500.00	38,500.00	38,500.00
E0111 Pest Control	-	-	-		-	-	-	-	-
E0112 Sprinklers	3,800.00	3,930.58	(130.58)		3,930.58	(130.58)	5,000.00	5,000.00	5,000.00
E013 Snow Removal	1,770.00	-	1,770.00		-	1,770.00	295.00	295.00	295.00
Total E011,3 Landscape/Snow Removal	37,790.00	53,558.42	(16,768.42)	13,056.91	40,501.51	(2,711.51)	43,795.00	43,795.00	43,795.00
E012 Utilities	-	(1,715.45)	-		(1,715.45)	-	(2,040.00)	(2,040.00)	(2,040.00)
E0121 Sewer/Water/Trash/Elec	12,320.00	16,490.22	(4,170.22)		16,490.22	(4,170.22)	18,000.00	18,000.00	18,000.00
Total E012 Utilities	12,320.00	14,774.77	(4,170.22)		14,774.77	(4,170.22)	15,960.00	15,960.00	15,960.00
E014 Exterior Home Repairs	900.00	-	900.00		-	900.00	-	-	-
E015 Community Maintenance	3,000.00	5,298.19	(2,298.19)	5,145.00	153.19	2,848.81	3,000.00	3,000.00	3,000.00
Total E01 Operating Expenses	54,010.00	73,631.38	(21,336.83)	18,201.91	55,429.47	(3,134.92)	62,755.00	62,755.00	62,755.00
E02 Administrative Expenses									
E021 Insurance	2,061.00	2,055.42	5.58		2,055.42	5.58	2,309.10	2,309.10	2,309.10
E0211 Property Insurance	16,320.00	16,612.77	(292.77)		16,612.77	(292.77)	19,000.00	19,000.00	19,000.00
Total E021 Insurance	18,381.00	18,668.19	(287.19)		18,668.19	(287.19)	21,309.10	21,309.10	21,309.10
E022 Business Fees									
E0221 Board Meetings	-	-	-		-	-	-	-	-
E0222 Taxes	4,000.00	5,917.00	(1,917.00)		5,917.00	(1,917.00)	6,000.00	6,000.00	6,000.00
Total E022 Business Fees	4,000.00	5,917.00	(1,917.00)		5,917.00	(1,917.00)	6,000.00	6,000.00	6,000.00
E023 Legal & Professional Services									
E0231 Licensing Fees	25.00	-	25.00		-	25.00	25.00	25.00	25.00
E0232 Legal Fees	-	-	-		-	-	-	-	-
E0233 Tax Preparation/Audit Fees	150.00	125.00	25.00		125.00	25.00	200.00	200.00	200.00
Services	175.00	125.00	50.00		125.00	50.00	225.00	225.00	225.00
E024 Miscellaneous Expenses									
E0241 Office Supplies	420.00	161.76	258.24		161.76	258.24	100.00	100.00	100.00
E0242 Software	456.00	460.98	(4.98)		460.98	(4.98)	660.00	660.00	660.00
E0243 Bank Charges & Fees	-	-	-		-	-	-	-	-
E0244 Social Expenses	500.00	514.66	(14.66)		514.66	(14.66)	500.00	500.00	500.00
E0245 Administrative Costs	8,060.00	3,229.59	2,830.41		3,229.59	2,830.41	1,200.00	1,200.00	1,200.00
E0246 Emergency Fund	-	-	-	11,000.00	(11,000.00)	11,000.00	11,000.00	11,000.00	11,000.00
Total E024 Miscellaneous Expenses	7,436.00	4,366.99	3,069.01	11,000.00	(6,633.01)	14,069.01	13,460.00	13,460.00	13,460.00
Total E02 Administrative Expenses	29,992.00	29,077.18	914.82	11,000.00	18,077.18	11,914.82	40,994.10	40,994.10	40,994.10
Total Expenses	84,002.00	102,708.56	(20,422.01)	29,201.91	73,506.65	8,779.90	103,749.10	103,749.10	103,749.10
Net Operating Income	71,590.00	52,483.41	(20,822.04)	29,201.91	81,997.32	8,379.87	51,410.90	57,890.90	64,370.90
A0112 UCCU Reserve Transfer	(67,500.00)	(67,500.00)	-		(67,500.00)	-	(50,400.00)	(50,400.00)	(50,400.00)
E015 Community Maintenance	-	5,145.00	5,145.00		5,145.00	5,145.00	-	-	-
E011 Landscaping	-	13,056.91	13,056.91		13,056.91	13,056.91	-	-	-
Reserve short fall	-	11,000.00	11,000.00		11,000.00	11,000.00	-	-	-
Final Cash Flow	4,090.00	14,185.32	8,379.87	29,201.91	43,899.23	37,581.78	1,010.90	7,490.90	13,970.90

2026 Breakout of revenue and expenses

