

BRISTOL COURT CONDOMINIUM ASSOCIATION BUDGET - 2026

PROJECTED MONTHLY INCOME	HOA Monthly Dues	\$17,249.00
	Lottery Fees, Parking & Transfer fees	\$0.00
	Total monthly income	\$17,249.00
	Proposed Supplemental Assessment	\$0.00
	Budgeted Annual Income	\$146,880.00

Operating Expenses by Category	January	February	March	April	May	June	July	August	September	October	November	December	Total	Notes
Bank Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	Average of 2025 Actuals
Dues and Subscriptions	126.00	126.00	126.00	126.00	126.00	126.00	126.00	286.00	126.00	126.00	126.00	126.00	1,672.00	Quickbooks and Zoom
Insurance - DB Insurance	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00	Assuming no changes
Interest Expense	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,240.00	Estimated
Professional Services - Accounting <small>Heritage Advisors, L.L.C. and Manis Management (Contractual)</small>	500.00	500.00	500.00	3,500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	9,000.00	
Professional Services - Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	
Professional Services - Reserve Study	-	-	-	4,000.00	-	-	-	-	-	-	-	-	4,000.00	Reserve Study
Office Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	Estimated
Postage	25.00	-	25.00	-	25.00	-	25.00	-	25.00	-	25.00	-	150.00	Estimated
Taxes & Licenses	-	-	-	-	-	-	60.00	-	140.00	-	-	-	200.00	AZDOR and Property Tax
Utilities - Water	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	All Estimated.
Utilities - Electric	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	5,520.00	All Estimated.
Website	-	-	-	-	250.00	-	-	-	-	-	-	-	250.00	
Fire Life Safety	-	-	-	-	-	-	50.00	-	-	-	-	-	50.00	No real use. Added \$50 for contingency
General Repairs & Maintenance	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	Estimated based on actuals
Landscaping	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	18,600.00	Estimate based on actuals with no increase
Landscaping - May Tree Trimming	-	-	-	-	6,000.00	-	-	-	-	-	-	-	6,000.00	Estimate based on actuals
Pest Control	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,520.00	Estimate based on actuals with no increase
Plumbing Repairs	-	-	-	-	-	1,350.00	-	-	-	-	-	-	1,350.00	Backflow and Fire Riser Inspection
Pool Maintenance	370.00	370.00	370.00	370.00	370.00	370.00	370.00	370.00	670.00	370.00	370.00	370.00	4,740.00	Actual per month plus some contingency for supplies etc. And \$300 for Pool Service
Repair & Maintenance Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	Estimated
Roof Cleaning <small>(Semi-annual maintenance by Chacon same as 2025 budget)</small>	-	1,785.00	-	800.00	-	-	-	-	-	800.00	-	-	3,385.00	
Security	-	-	5,000.00	-	-	-	-	-	-	-	-	-	5,000.00	Cameras and Internet Access
Trash Removal	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	1,205.00	14,460.00	Waste Mgmt, Overages and Porter Service
CIT Project Loan Debt Service	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00	Principal Only
Totals:	\$ 11,041.00	\$ 12,826.00	\$ 16,041.00	\$ 18,841.00	\$ 17,291.00	\$ 12,391.00	\$ 11,311.00	\$ 11,041.00	\$ 11,481.00	\$ 11,841.00	\$ 11,041.00	\$ 11,041.00	\$ 135,787.00	

TOTAL PROJECTED INCOME (without supplemental assessment)	\$146,880.00
Less Projected Expenses	\$135,787.00
Net Over/Short	\$11,093.00

*Income projection based upon \$360/month per unit