

Links Homeowners Association
2026 Statement of Income Actual vs. Budget
January through June 2026

	Jan - Jun 26	Budget	\$ Over Budget	Explanation
Ordinary Income/Expense				
Income				
Assessments & Other Income				
Interest Income	2,027.43	1,500.00	527.43	Higher than expected Interest Rates earned on Treasury Investments
Other Income	6,900.00	0.00	6,900.00	Estoppel fees associated with the sale of 6004, 6095, 6064, 6035, 6012, 6028 Fairway Court. Each sale provides approx.\$1,150 of positive cashflow to the Association.
Quarterly Assessments	128,225.00	120,420.00	7,805.00	Timing; 7 early payments received in 2Qtr, 2026 applicable to 3Qtr. 2026
Total Assessments & Other Income	137,152.43	121,920.00	15,232.43	
Total Income	137,152.43	121,920.00	15,232.43	
Gross Profit	137,152.43	121,920.00	15,232.43	
Expense				
Administrative Expense				
Bank Fees	72.00	50.00	22.00	
Contingency	0.00	0.00	0.00	
Federal Income Tax	580.00	420.00	160.00	Higher than expected interest income driving higher FIT taxes
Insurance	0.00	0.00	0.00	
Licenses and Permits	61.25	100.00	-38.75	
Master Association Fees	48,384.00	48,384.00	0.00	
Office Supplies	0.00	100.00	-100.00	
Professional Fees	1,273.24	3,000.00	-1,726.76	Less than expected legal fees associated with the Links Bylaw update.
Utilities - Street	1,498.19	1,392.00	106.19	
Web Design and Maintenance	0.00	0.00	0.00	
Total Administrative Expense	51,868.68	53,446.00	-1,577.32	
Grounds Expense				
Entrance Decorations	0.00	0.00	0.00	
Landscaping Contract	50,681.34	50,682.00	-0.66	
Landscaping Repairs	7,798.80	8,000.00	-201.20	
Utilities - Irrigation Pumps	976.73	1,178.00	-201.27	
Total Grounds Expense	59,456.87	59,860.00	-403.13	
Reserve Funding				
Irrigation				
Lake & Pump Controls	0.00	0.00	0.00	
Recharge Well	0.00	0.00	0.00	
Well Pump & Controls	0.00	0.00	0.00	
Total Irrigation	0.00	0.00	0.00	
Road Reserves	0.00	0.00	0.00	
Total Reserve Funding	0.00	0.00	0.00	
Total Expense	111,325.55	113,306.00	-1,980.45	
Net Ordinary Income	25,826.88	8,614.00	17,212.88	
Net Income	25,826.88	8,614.00	17,212.88	
Less Timing			\$ 7,805.00	
Net Income Excluding Timing			\$ 9,407.88	Positive Net Income driven primarily by home sales and legal fees being less than expected.