

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

	Jan - Sep 26	Budget	\$ Over Budget	Variance Explanation
Ordinary Income/Expense				
Income				
Assessments & Other Income				
Interest Income	2,029.50	1,500.00	529.50	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	187,320.00	#####	6,690.00	Timing: 6 early payments received in 3Qtr, 2026 applicable to 4Qtr. 2026
Total Assessments & Other Income	196,249.50	#####	14,119.50	
Total Income	196,249.50	#####	14,119.50	
Gross Profit	196,249.50	#####	14,119.50	
Expense				
Administrative Expense				
Bank Fees	72.00	100.00	-28.00	
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	5,809.23	5,500.00	309.23	
Licenses and Permits	61.25	100.00	-38.75	
Master Association Fees	72,576.00	72,576.00	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	2,269.43	2,088.00	181.43	
Web Design and Maintenance	0.00	1,300.00	-1,300.00	Timing: expect payment to be made in 4Qtr. 2026
Total Administrative Expense	82,641.15	85,184.00	-2,542.85	
Grounds Expense				
Entrance Decorations	0.00	0.00	0.00	
Landscaping Contract	76,022.01	76,023.00	-0.99	
Landscaping Repairs	7,883.58	8,500.00	-616.42	
Utilities - Irrigation Pumps	1,334.19	1,478.00	-143.81	
Total Grounds Expense	85,239.78	86,001.00	-761.22	
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	167,880.93	#####	-3,304.07	
Net Ordinary Income	28,368.57	10,945.00	17,423.57	Positive Net Income driven primarily by home sales and legal fees being less than expected.
Net Income	28,368.57	10,945.00	17,423.57	