Upland Green CO

2026 PROFORMA Operating Budget

Fiscal Year: January 1 - December 31

	2026 **Budget**	*9-Month* 2026 **ACTUAL**	*12-Month* 2026 **Projection**	***PROFORMA*** **2027** Budget **10% Increase**	Notes/Remarks
Income					
ACH Fee	$ -	$ 495.42	$ 495.42	$ -	Paid to 3SM in Administrative Expenses
Association Member Assessment	$ 71,022.00	$ 71,820.00	$ 71,820.00	$ 78,124.20	
Other income	$ -	$ -	$ -	$ -	Prior Year/s Balances Collected
Interest Income	$ -	$ 2.67	$ 2.67	$ -	
Parking Income	$ 1,620.00	$ 2,025.00	$ 2,025.00	$ 2,160.00	As of 10/1/2026: 12 spaces currently rented
Late Fee Income	$ -	$ 1,368.07	$ 1,368.07	$ -	
ADEX Refund	$ -	$ 56.15	$ 56.15	$ -	
Total Income	**$ 72,642.00**	**$ 75,767.31**	**$ 75,767.31**	**$ 80,284.20**	
Expenses					
Administrative Fees					
Ad Hoc Management Svcs	$ -	$ -	$ -	$ 500.00	
Administrative Expenses	$ 1,500.00	$ 2,380.52	$ 3,174.03	$ 1,800.00	Physical mail, portal fees, ACH fee passthru, AP / AR
Audit/Tax Preparation Fees	$ 260.00	$ 270.00	$ 270.00	$ 2,600.00	Audit
Website	$ 196.69	$ 781.75	$ 781.75	$ 1,047.80	Website Backup 51.11/ann - Domain 196.69/every 2yr - QB Renewal est 800 in 2028
License, Permits & Misc	$ 20.00	$ -	$ 20.00	$ 50.00	WA SOS / 1099s
Property Tax	$ 65.00	$ 69.76	$ 69.76	$ 70.00	
Management Fees	$ 12,000.00	$ 10,000.00	$ 12,000.00	$ 13,056.00	$1088/mo
Total for Administrative Fees	**$ 14,041.69**	**$ 13,502.03**	**$ 16,315.54**	**$ 19,123.80**	
Bank Fees	**$ 30.00**	**$ -**	**$ -**	**$ -**	
Insurance					
General Liability Ins	$ 4,235.45	$ 2,293.83	$ 3,683.00	$ 4,235.00	Renews 4/24/27, est 10% inc
Officers & Directors	$ 1,881.00	$ 1,885.00	$ 1,885.00	$ 2,073.50	Renews 4/24/27, est 10% inc
Total for Insurance	**$ 6,116.45**	**$ 4,178.83**	**$ 5,568.00**	**$ 6,308.50**	
Janitorial & Landscape					
Landscape- Improvement	$ 10,000.00	$ 3,858.39	$ 7,690.48	$ 10,000.00	Arbor Work
Landscape Service	$ 26,604.36	$ 22,190.40	$ 29,587.20	$ 25,092.00	Land Care $2091/mo
Total for Janitorial & Landscape	**$ 36,604.36**	**$ 26,048.79**	**$ 37,277.68**	**$ 35,092.00**	
Legal Fees					
General Counsel	$ 6,000.00	$ 325.50	$ 325.50	$ 3,000.00	3K for governing doc updates
Collections	$ -	$ 228.00	$ 304.00	$ 1,500.00	*
Total for Legal Fees	**$ 6,000.00**	**$ 553.50**	**$ 629.50**	**$ 4,500.00**	
Maintenance & Repair Expenses					
Pressure Washing	$ 3,000.00	$ -	$ -	$ -	1 court per year
Maintenance Repairs Fund	$ 3,000.00	$ -	$ -	$ 6,075.00	Crack / Trail maintenance
Maintenance Supplies	$ 500.00	$ 306.55	$ 408.73	$ 500.00	Dog waste bag supply and misc
Pest Control Services	$ -	$ -	$ -	$ -	
Total for Maintenance & Repair Expenses	**$ 6,500.00**	**$ 306.55**	**$ 408.73**	**$ 6,575.00**	
Risk Management					
Reserve Study	$ -	$ -	$ -	$ -	
Total for Risk Management	**$ -**	**$ -**	**$ -**	**$ -**	
Total Expenses	**$ 69,292.50**	**$ 44,589.70**	**$ 60,199.45**	**$ 71,599.30**	
Net Operating Income (Reserve Contribution)	**$ 3,349.50**	**$ 31,177.61**	**$ 15,567.86**	**$ 8,684.90**	No Reserve Study to base Reserve Plan off of $0.00
Non-operating Expenses					

Reserve-Funded Expense					
Reserve-Funded Expense	$ -	$ -	$ -	$ -	
Total for Reserve-Funded Expense	$ -	$ -	$ -	$ -	
Total Non-operating Expenses	$ -	$ -	$ -	$ -	
Reserve Contribution less Reserve Expenses	$ 3,349.50	$ 31,177.61	$ 15,567.86	$ 8,684.90	
Net Income	$ -	$ -	$ -	$ -	

The Association does not have a Reserve Study compliant with RCW 64.90.550

	2026		2027
Unit #	**Current Annual**	**% Incr.**	**New Annual**
All	$399.00	10.0%	$438.90
Total	$71,022.00		$78,124.20

Annual Surplus/(Deficiency) in Reserve Funding Per Unit	
48.64	
Total	$ 8,657.92