

Regent Square Brownstones - 2026 Budget

2026 Assessment Rate		
Assessment Rate	\$ 269	\$269/month at 35 Lots; \$369/month at 15 lots (see below Painting & Roofing budget)
Total Lots	\$ 35	

2026 Budget		
Operating Income	Total	
Assessment Income	\$ 112,980	\$269/month @ 35 lots; \$240/month in 2025
Reserve Fund	\$ (3,600)	
Total Income	\$ 109,380	Replacement Fund Contribution-Declarant Reimbursement

Operating Expenses	Total	
Administrative Supplies	\$ 3,600	Yardi Software & Misc Admin/Supplies
Bank Fees	\$ 2,700	Bank Fees
Electricity	\$ 144	Electricity of common area lights, gate & irrigation
Insurance Premiums	\$ 3,720	HUB GL and D&O Policies 4/24/26-4/24/27 - Estimated 10% increase
Landscaping Contract	\$ 13,200	Javier Valle Landscaping Contract
Landscape Extras - Mulch & Seasonal Color	\$ 12,200	Tree Trimming; Mulch & Seasonal Color
Landscape Irrigation Repair	\$ 1,200	Misc irrigation repairs
Professional Services	\$ 3,600	Tax Returns & Legal Fees (Corporate, Collection & DRV Enforcement)
Repairs and Maintenance - Miscellaneous	\$ 1,200	Misc Repairs to common areas (i.e. power washing, light repairs/replacements etc)
Management Fees	\$ 9,360	TBD Management Monthly Management Fee
Property Taxes	\$ 60	2025 Property Taxes; 2018-2024t taxes paid in 2025
Trash Removal	\$ 10,320	Trash Collection - Texas Pride Disosal (expires 4-2028)
Water/Sewer	\$ 48,000	City of Houston Water - Estimated 5% increase
Total Expenses	\$ 109,304	
Net Income (Loss)	\$ 76	

Reserve Fund Income	Total	
Reserve Fund Income	\$ 3,600	Replacement Fund Contribution-Declarant Reimbursement
Total Income	\$ 3,600	

Reserve Fund Expenses	Total	
Reserve Fund Expenses	\$ 3,600	Declarant Reimbursement (Balance \$13,123.76 as of 1/1/26)
Total Expenses	\$ 3,600	
Net Income (Loss)	\$ -	

Regent Square Brownstones - 2026 Paint and Roof Assessment Budget

2026 Assessment Rate		
Homeowner Town Home Assessments	\$100	\$100/month at 15 Lots; \$0/month in 2025
Total Town Home Units (14 Homeowner + 4627 Regent Manor)	15	

2026 Budget		
Painting and Roof Assessment Income	Total	
Painting and Roof Assessment Income	\$ 18,000	Roof Replacement ETA 2030; Or wait for Reserve Study results
Total Income	\$ 18,000	

Painting and Roof Assessment Expenses	Total	
Exterior Bldg Paint - 3 - Triplex Bldgs	\$ -	
Exterior Bldg Paint - 1 - Fourplex Bldg	\$ -	
Exterior Bldg Paint - 2 - Fiveplex Bldgs	\$ -	
Exterior Bldg Paint - 1 - Sixplex Bldg	\$ -	
Total Expenses	\$ -	
Net Income (Loss)	\$ 18,000	