

**2026 PROPOSED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AND BUDGET AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31**

	2024 Actuals	2025 Estimated	Actual YTD 6/30/2025	2025 Budget	2026 Proposed
REVENUES					
Assessments	\$ 88,200	\$ 88,200	\$ 44,100	\$ 88,200	\$ 88,200
Late fees	225	75	75	-	-
Reimbursed expenses	2,222			-	-
Interest *	1,653	1,800	1,086	1,200	2,000
Total revenues	92,300	90,075	45,261	89,400	90,200
Expenditures					
<u>Administration</u>					
Bank Fees	182	400	172		
Insurance	1,423	1,233	1,233	1,700	1,500
Management and accounting fees	12,600	18,000	9,000	18,000	18,000
Legal	260	229	229	500	500
Tax return preparation	330	340	340	400	400
Postage, printing, copies & directc	725	500	57	1,000	1,000
Community activities	1,631	1,700	551	1,700	1,700
Website and Miscellaneous	941	500	284	500	750
Total administrative expenses	18,092	22,902	11,866	23,800	23,850
<u>Grounds</u>					
Community Improvements**					2,500
Landscape contract	39,492	41,072	15,402	41,072	41,894
Entrance Area***	30	957	957		2,500
Sprinkler repairs	8,357	9,000	5,967	9,000	9,000
Snow removal	22,354	12,000	7,230	15,000	15,000
Total grounds expenses	70,233	63,029	29,556	65,072	70,894
<u>Utilities</u>					
Gas and electricity	551	550	252	600	600
Water and sewer	555	600	279	650	650
Total utilities expenses	1,106	1,150	531	1,250	1,250
Total expenditures	89,431	87,081	41,953	90,122	95,994
NET INCOME (LOSS)	2,869	2,994	3,308	(722)	(5,794)
BEGINNING ASSOCIATION EQUITY	69,300	72,169	72,169	73,802	75,163
ENDING ASSOCIATION EQUITY	\$ 72,169	\$ 75,163	\$ 75,477	\$ 73,080	\$ 69,369

* interest earned on funds
(two \$25,000 at 3.5% CDs)

** One Time budget for a
Community Board near mailboxes

*** trim & feed entrance trees,
replace entrance lights with LED
\$1000 in budget thereafter for
annual feeding