

OPERATING BUDGET

REVENUES		2024 P&L Actuals	Budget for 2025	2025 P&L Actuals	Budget for 2026	Notes
400	Dues / Regular Assessments	\$ 279,000.00	\$ 421,200.00	\$ 424,950.00	\$ 468,000.00	
401	Laundry	\$ 12,151.62	\$ 12,000.00	\$ 11,092.00	\$ 10,000.00	
402	Parking Space	\$ 5,100.00	\$ 5,000.00	\$ 3,870.00	\$ 5,000.00	
403	Late Penalties	\$ 270.00	\$ -	\$ 305.00	\$ -	
404	Trans Fees	\$ 600.00	\$ -	\$ 800.00	\$ -	
409	Fines	\$ -	\$ -	\$ 25.00	\$ -	
416	Rental Fee	\$ 2,225.00	\$ 2,000.00	\$ 1,230.00	\$ -	
470	Interest Inc.	\$ 23.80	\$ -	\$ 11.74	\$ -	
TOTAL REVENUES		\$ 299,370.42	\$ 440,200.00	\$ 442,283.74	\$ 483,000.00	
EXPENSES		2024 P&L Actuals	Budget for 2025	2025 P&L Actuals	Budget for 2026	
601	Gas	\$ 21,605.72	\$ 22,500.00	\$ 10,648.86	\$ 12,000.00	
602	Electric Club	\$ 2,804.31	\$ 3,000.00	\$ 3,314.08	\$ 3,500.00	
603	Electric Pool	\$ 5,371.40	\$ 6,000.00	\$ 5,598.91	\$ 6,000.00	
604	Electric Lights (parking lot)	\$ 2,286.94	\$ 2,300.00	\$ 2,417.57	\$ 2,500.00	
605	Water / Sewer	\$ 57,282.95	\$ 66,000.00	\$ 51,277.23	\$ 56,000.00	
607	Refuse	\$ 8,583.03	\$ 10,124.00	\$ 9,635.84	\$ 12,350.00	Set fee
608	Pool Labor	\$ 9,276.00	\$ 8,400.00	\$ 12,317.91	\$ 8,400.00	Set fee
609	Pool Supplies	\$ -	\$ -	\$ 3,305.00	\$ 3,500.00	
610	Pool Equipment	\$ 28,342.08	\$ 6,000.00	\$ 545.00	\$ 700.00	
612	Lawn Maintenance	\$ 31,256.53	\$ 30,900.00	\$ 41,187.93	\$ 39,220.00	
612A	Overseeding	\$ -	\$ -	\$ 2,250.00	\$ 2,500.00	
612B	Planting	\$ -	\$ -	\$ -	\$ -	
613	Janitorial Service	\$ 5,149.97	\$ 5,200.00	\$ 5,180.00	\$ 5,200.00	Set fee
614	Pest Control	\$ 4,246.00	\$ 3,564.00	\$ 3,564.00	\$ 3,500.00	Set fee
614A	Termite		\$ 2,500.00	\$ 3,448.00	\$ 3,500.00	
615	Sweeping	\$ 2,016.00	\$ 2,000.00	\$ 1,760.00	\$ 2,340.00	Set fee
616	General Maintenance	\$ 1,874.35	\$ 22,000.00	\$ 4,735.93	\$ 5,000.00	
617	Plumbing Repairs	\$ 56,290.50	\$ 34,668.00	\$ 29,295.00	\$ 1,000.00	
618	Laundry Repairs			\$ 945.00	\$ 1,000.00	
619	Signs	\$ -	\$ 10,000.00	\$ 699.74	\$ 10,000.00	
620	Equip. maint & Repair Cameras	\$ 3,161.87	\$ 2,500.00	\$ 4,926.66	\$ 1,464.00	
621	Electrical Work	\$ 179.84	\$ 2,500.00	\$ 1,006.00	\$ 1,000.00	
622	Legal	\$ 272.45	\$ 2,000.00	\$ 177.00	\$ 1,000.00	
623	Accounting	\$ 4,825.69	\$ 5,000.00	\$ 4,532.13	\$ 5,000.00	
624	Office Supplies	\$ 81.60	\$ 250.00	\$ 825.70	\$ 400.00	
631	Permits	\$ -	\$ -	\$ 285.00	\$ 300.00	
634	General Supplies	\$ 680.36	\$ 1,000.00	\$ 1,070.76	\$ 1,500.00	
635	Taxes	\$ 3,350.10	\$ 3,350.00	\$ 60.00	\$ 100.00	
636	Licenses	\$ 245.51	\$ -	\$ -	\$ -	
637	Telephone / Internet	\$ 1,752.69	\$ 1,800.00	\$ 2,350.00	\$ 1,800.00	
640	Trees - Care / Removal	\$ 4,200.00	\$ 8,000.00	\$ 11,150.00	\$ 9,500.00	
641	Concrete work	\$ 2,640.50	\$ 3,000.00	\$ 3,465.00	\$ -	
644	Gate / Fence Repair & Maint.	\$ 4,134.00	\$ 4,000.00	\$ 9,750.00	\$ 500.00	
646	Painting	\$ -	\$ 20,000.00	\$ 181.44	\$ 20,000.00	
647	Insurance	\$ 115,653.13	\$ 148,874.00	\$ 145,871.79	\$ 166,000.00	
648	Pool Permit	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00	
653	Social Expenses	\$ -	\$ 1,200.00	\$ 893.38	\$ 1,200.00	
654	Postage & Delivery	\$ 223.11	\$ 500.00	\$ 42.34	\$ 160.00	
	<i>Reserves Contribution</i>				\$ 93,600.00	20% of dues
TOTAL EXPENSES & RESERVE CONTRIBUTION		\$ 378,094.88	\$ 439,400.00	\$ 378,983.20	\$ 482,004.00	
Net Ordinary Income		\$ (78,724.46)	\$ 800.00	\$ 63,300.54	\$ 996.00	

RESERVES BUDGET

Balance January 2026					\$ 287,504.00
2026 Contributions					\$ 93,600.00
Estimated Projects					
606	Sewer Replacement	\$ 4,402.56	\$ 34,668.00	\$ 41,025.00	\$ 45,000.00
611	Storm Drains/Grading	\$ -	\$ -	\$ -	\$ 6,150.00
Total Reserves Projected					\$ 329,954.00