

Final 2026 Budget

	2026	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Income													
5010 - Association Dues \$150.00/Unit	469,800	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150	39,150
5115 - Pool Passes	6,000				700	3,000	1,800	400	100				
5117 - Pool Guest Pass/Daily	1,000						200	400	400				
5120-Club House Rental	200					50	50	50	50				
5125 - Late Charges	5,000	417	417	417	417	417	417	417	417	417	417	417	417
5127 - NSF Fees	120	10	10	10	10	10	10	10	10	10	10	10	10
5130 - Legal fee chargebacks	2,000	166	166	166	166	166	166	166	166	166	166	166	166
5190 - Miscellaneous Income	2,500	208	208	208	208	208	208	208	208	208	208	208	208
5410 - Interest Income	2,485	207	207	207	207	207	207	207	207	207	207	207	207
Total Income	489,105	40,158	40,158	40,158	40,858	43,208	42,208	41,008	40,708	40,158	40,158	40,158	40,158
Expense													
6100 - Administrative Expenses													
6110 - Office Equipment	720	60	60	60	60	60	60	60	60	60	60	60	60
6111 - Computer Equipment	600	50	50	50	50	50	50	50	50	50	50	50	50
6112 - Postage and Delivery	1,440	120	120	120	120	120	120	120	120	120	120	120	120
6114 - Dues and Subscriptions	360							360					
6115 - Bank Service Charges	1,200	100	100	100	100	100	100	100	100	100	100	100	100
6117 - Office Supplies	1,320	110	110	110	110	110	110	110	110	110	110	110	110
6120 - Printing and Reproduction	3,000	250	250	250	250	250	250	250	250	250	250	250	250
6140 - Legal Fees													
Collections	7,800	650	650	650	650	650	650	650	650	650	650	650	650
General Representation	2,400	200	200	200	200	200	200	200	200	200	200	200	200
Other	4,200	350	350	350	350	350	350	350	350	350	350	350	350
6150 - Accounting	10,300	2,060			2,060			2,060				2,060	2,060
6155-Consulting													
6160 - Telephone	5,500	458	458	458	458	458	458	458	458	458	458	458	458
6165 - Licenses and Permits	300			75			75		75				75
6170 - Bad Debts	240	20	20	20	20	20	20	20	20	20	20	20	20
6175 - Security	20,000	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
6180 - Exterminating	1,200	100	100	100	100	100	100	100	100	100	100	100	100
6181 - Filing Fees	240	20	29	29	29	29	29	29	29	29	29	29	29
6184 - Travel & Ent	3,000		-	-	-	-	-	-	-	-	-	-	3,000
6190 - Miscellaneous	425	35	35	35	35	35	35	35	35	35	35	35	35
Total 6100 - Administrative Expenses	64,245	6,250	4,199	4,274	6,259	4,199	4,274	6,619	4,199	4,274	4,199	6,259	9,334
6200 - Payroll Expenses													
6210 - Office Help	1,250	156	156	156	156	156				156	156	156	

Final 2026 Budget

	2026	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
6230 · Manager Wages *	44,000	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667	3,667
6240 · Maintenance Wages *	19,000	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583
6270 · Payroll Taxes *	13,000	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083
6272 · Worker's Comp *	2,000	167	167	167	167	167	167	167	167	167	167	167	167
6200 · Payroll Expenses - Other *													
Total 6200 · Payroll Expenses	79,250	6,656	6,656	6,656	6,656	6,656	6,500	6,500	6,500	6,656	6,656	6,656	6,500
6300 · Utilities													
6310 · Office Gas & Electric	7,500	625	625	625	625	625	625	625	625	625	625	625	625
6351 · Street Lighting	45,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,740	3,750	3,750
6352 · Water & Sewer	7,700	642	642	642	642	642	642	642	642	642	642	642	642
6300 · Utilities - Other	-												
Total 6300 · Utilities	60,200	5,017	5,017	5,017	5,017	5,017	5,017	5,017	5,017	5,017	5,007	5,017	5,017
6400 · Repairs & Maintenance													
6410 · Clubhouse Repairs	240	20	20	20	20	20	20	20	20	20	20	20	20
6420 · Street Repairs	5,000	417	417	417	417	417	417	417	417	417	417	417	417
6440 · Gasoline	600	50	50	50	50	50	50	50	50	50	50	50	50
6450 · Maintenance Supplies	900	75	75	75	75	75	75	75	75	75	75	75	75
6490 · Miscellaneous	3,000	83	83	83	83	83	83	83	83	83	83	83	83
6400 · Repairs & Maintenance - Other	2,000	167	167	167	167	167	167	167	167	167	167	167	167
Total 6400 · Repairs & Maintenance	11,740	812	812	812	812	812	812	812	812	812	812	812	812
6500 · Grounds													
6510 · Landscaping Contract *	98,000			9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800
6520 · Snow Removal Contract *	100,000	25,000	25,000	25,000									25,000
6530-Dumpster Maintenance	300	25	25	25	25	25	25	25	25	25	25	25	25
6540 · Tree Maintenance *	20,000	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
6550 · Concrete Replacement	8,000	667	667	667	667	667	667	667	667	667	667	667	667
6590 · Miscellaneous	1,600	50	50	50	50	50	50	50	50	50	50	50	50
6500 · Grounds - Other	600	50	50	50	50	50	50	50	50	50	50	50	50
Total 6500 · Grounds	228,500	27,459	27,459	37,259	12,259	12,259	12,259	12,259	12,259	12,259	12,259	12,209	37,209
6600 · Recreation Expenses													
6610 · Pool Management Contract *	80,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	

Final 2026 Budget

	2026	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
6620 - Pool Repair & Maintenance *	16,742	45,000		-									
6600 - Recreation Expenses - Other	7,000			1,250	1,250	1,250	1,250		-				
Total 6600 - Recreation Expenses	103,742	45,000	10,000	11,250	11,250	11,250	11,250	10,000	10,000	10,000	10,000	10,000	-
6700 - Taxes & Insurance													
6710 - Property Taxes	30							30					
6721 - Property & Liability Insurance	35,000	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917
*** 6700 - Taxes & Insurance - Other	9,500	792	792	792	792	792	792	792	792	792	792	792	792
	44,530	3,709	3,709	3,709	3,709	3,709	3,709	3,739	3,709	3,709	3,709	3,709	3,709
Total Expense													
Net Ordinary Income	592,207	94,903	57,852	68,977	45,962	43,902	43,821	44,946	42,496	42,727	42,642	44,662	62,581
	(103,102)	(54,745)	(17,694)	(28,819)	(5,104)	(694)	(1,613)	(3,938)	(1,788)	(2,569)	(2,484)	(4,504)	(22,423)