

2026 Proposed Budget Summary

Budget

	Budget 2023	Actual 2023	Budget 2024	Actual 2024	Budget 2025	Budget 2026	Variance 2026-2025
Income							
Assessment Income	503,424	503,587	503,424	519,156	519,156	534,888	15,732
Interest Income	6,500	12,358	23,290	28,659	27,980	26,051	(1,929)
Program Income	15,550	13,849	16,250	14,075	15,350	12,025	(3,325)
Misc. Income	700	100	100	0	100	0	(100)
Total Income	526,174	529,894	543,064	561,890	562,586	572,964	10,378
Expenses							
Administrative Expenses	205,225	147,593	156,174	165,205	171,608	178,439	6,831
Building Maintenance Expenses	25,300	19,982	26,000	40,063	36,540	27,200	(9,340)
Clubhouse Expenses	14,600	15,400	12,900	15,857	15,550	16,725	1,175
Land Maintenance Expenses	40,350	36,345	43,650	33,041	50,015	53,500	3,485
Other Community Expense	30,425	17,710	30,739	16,179	30,236	24,850	(5,386)
Program Expense	8,500	9,923	10,000	8,322	12,000	13,000	1,000
Swimming Pool Expenses	58,070	55,372	52,640	66,521	82,500	82,500	0
Utilities	52,180	42,671	45,680	44,361	46,500	50,500	4,000
Total Expenses	434,650	344,997	377,783	389,548	444,949	446,714	1,765
Reserve Contribution	91,524	91,524	165,281	164,931	117,637	126,250	8,613
Total Expenses + Reserve	526,174	436,521	543,064	554,479	562,586	572,964	10,378
Net Income/(Deficit)	0	93,397	0	(8,321)	0	(0)	(0)
Monthly Assessment Fee	96	96	96	99	99	102	3
2026 Reserve Projects Allocated:							
Pools Resurfacing (Phase II)						50,000	
Pool & Patio Deck Resurface (Phase II)						50,000	
Total						100,000	