

2026 Budget

Monthly Income: \$255.00 - \$30.00 (to reserve acct) = \$225.00 x 164 units = \$36,900.00
monthly / \$442,800.00 yearly

Expenses:	2025	2026	Yearly
	Monthly	Monthly	
Administrative			
Accounting Fees	\$500.00	\$500.00	\$6,000.00
Community Events	25.00	15.00	180.00
Insurance Expense	195.00	195.00	2,340.00
Legal	100.00	50.00	600.00
Office/Meeting Expenses	66.67	66.67	800.04
Transfer Fee Exp.	1.00	1.00	12.00
 Grounds Maintenance:			
Common Area	\$350.00	\$350.00	4,200.00
Lawn Contract	4,735.50	4735.50	56,826.00
Replacement Planting	33.33	0	0.00
Tree Maintenance	83.33	0	0.00
 Structure Maintenance:			
Building Maint.	1431.00	2000.00	24,000.00
Plumbing	2,000.00	2000.00	24,000.00
 Utilities Expenses:			
Cable	7,298.77	\$8301.00	99,612.00
Electric	1,131.48	1587.00	19,044.00
Telephone	22.36	30.00	360.00
Water/Sewer	12,360.00	17,387.00	208,644.00
Web Site	6.25	6.25	75.00
 TOTALS	\$30,339.69	\$ 37,218.17	\$ 446,618.04
			442,800.00 income
			\$3,818.04 short

Reserve Account \$30.00 x 164= \$4920.00 monthly x12 = \$59,040 yearly

These funds are used for the infrastructure: major tree removal, large plumbing repairs, installing or repairing structural items, painting and repairs.