

2026 Adopted Budget

		Jan - Nov 2025	2025 Budget	Projected at 12/31/25	Adopted 2026 Budget	Notes
OPERATING INCOME						
	Common charges	\$ 378,136.00	\$ 412,512.00	\$ 412,512.00	\$ 417,432.00	Townhome = 1.714%
	Late fees/interest/penalties	\$ 520.00	\$ -	\$ 550.00	\$ -	Simplex = 1.209%
	Damaged property reimbursement	\$ -	\$ -	\$ -	\$ -	
	Miscellaneous Income	\$ -	\$ -	\$ 55.00	\$ -	2026 BUDGET
	Seller's & Refinance Fees	\$ 75.00	\$ -	\$ 150.00	\$ -	TOWNHOME = \$ 596.00 PER MONTH = \$ 7.00 increase
	Fines	\$ 1,825.00	\$ -	\$ 1,900.00	\$ -	SIMPLEX = \$ 421.00 PER MONTH = \$ 5.00 increase
	Legal fees reimbursed by unit owner	\$ 1,253.30	\$ -	\$ 1,500.00	\$ -	
	Total OPERATING INCOME	\$ 381,809.30	\$ 412,512.00	\$ 416,667.00	\$ 417,432.00	
OPERATING EXPENSES						
ADMINISTRATIVE & MANAGEMENT						
	Postage	\$ 424.47	\$ 1,100.00	\$ 750.00	\$ 700.00	
	Legal Fees	\$ 1,253.30	\$ 1,300.00	\$ 1,500.00	\$ 1,300.00	
	Auditor	\$ -	\$ 6,600.00	\$ 6,600.00	\$ 6,800.00	
	Property management	\$ 20,250.00	\$ 24,300.00	\$ 24,300.00	\$ 25,008.00	
	Office supplies	\$ 624.46	\$ 600.00	\$ 750.00	\$ 600.00	
	Records storage	\$ 2,073.50	\$ 2,200.00	\$ 2,265.00	\$ 2,265.00	
	Website expenses	\$ 185.47	\$ 190.00	\$ 190.00	\$ 190.00	
	Community related events	\$ -	\$ 100.00	\$ -	\$ 100.00	
	Automated calls	\$ 280.18	\$ 630.00	\$ 400.00	\$ 384.00	
	Bank charges	\$ 4.50	\$ 334.00	\$ 10.00	\$ 10.00	
	Total ADMINISTRATIVE & MANAGEMENT	\$ 25,095.88	\$ 37,354.00	\$ 36,765.00	\$ 37,357.00	
	INSURANCE	\$ 138,102.81	\$ 151,000.00	\$ 138,105.00	\$ 150,000.00	
	INCOME TAX EXPENSE	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	
GROUNDS MAINTENANCE						
	Lawn and fertilizer	\$ 43,987.20	\$ 49,500.00	\$ 49,500.00	\$ 52,207.00	
	Core aerate & seed	\$ 2,501.25	\$ 500.00	\$ 2,502.00	\$ 1,500.00	
	Tree spraying	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	
	Irrigation repairs /maintenance	\$ 3,311.45	\$ 3,000.00	\$ 3,320.00	\$ 3,800.00	
	Trees/shrubs/flowers/bushes	\$ 8,624.01	\$ 4,000.00	\$ 8,625.00	\$ 4,500.00	
	Backflow tests	\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	
	Grounds - misc.	\$ 770.90	\$ 1,003.00	\$ 1,000.00	\$ 3,000.00	
	Snow removal	\$ 9,178.81	\$ 20,000.00	\$ 12,000.00	\$ 18,000.00	
	Total GROUNDS MAINTENANCE	\$ 68,483.62	\$ 80,113.00	\$ 77,057.00	\$ 85,117.00	
REPAIRS & MAINTENANCE						
	Garbage removal	\$ 16,486.11	\$ 17,970.00	\$ 17,970.00	\$ 18,420.00	
	Dumpsters & Tennis Ct - p/wash	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
	Pest Control / Insecticides	\$ 3,942.20	\$ 3,200.00	\$ 3,945.00	\$ 3,500.00	
	Painting - gazebo	\$ -	\$ 500.00	\$ -	\$ -	
	Drainage	\$ -	\$ 2,500.00	\$ -	\$ 1,500.00	
	Road, pipe & parking lot repair	\$ 5,837.20	\$ 2,000.00	\$ 5,840.00	\$ 3,000.00	
	Cesspool maintenance	\$ 13,578.13	\$ 12,500.00	\$ 13,600.00	\$ 14,000.00	
	Powerwashing - blds & privacy fences	\$ 326.25	\$ -	\$ 327.00	\$ 6,365.00	
	Building - unclassified	\$ 759.87	\$ 2,800.00	\$ 1,000.00	\$ 1,200.00	
	Water damage	\$ 6,813.41	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
	Electrical repairs	\$ 2,776.91	\$ 1,250.00	\$ 2,800.00	\$ 1,200.00	
	Painting - new doors only	\$ 435.00	\$ 1,300.00	\$ 435.00	\$ 650.00	
	Gutter maintenance	\$ 299.06	\$ 2,800.00	\$ 1,700.00	\$ 2,200.00	
	Front door replacements	\$ 30,100.00	\$ 24,800.00	\$ 30,100.00	XXXXXXX	
	Roof & siding repairs	\$ 146.81	\$ 10,000.00	\$ 1,000.00	\$ 8,000.00	
	Sewer trap covers	\$ 3,200.00	\$ 4,000.00	\$ 3,200.00	\$ 3,500.00	
	Fence replacements/repairs	\$ 3,935.00	\$ 5,000.00	\$ 2,600.00	\$ 1,500.00	
	Security cameras	\$ -	\$ -	\$ -	\$ 8,820.00	
	Camera monitoring fee - annual	\$ -	\$ -	\$ -	\$ 2,040.00	
	Fire protection					
	Alarm system inspection	\$ 2,175.00	\$ 2,175.00	\$ 2,175.00	\$ 2,393.00	
	Alarm system repairs	\$ 1,027.69	\$ 880.00	\$ 1,030.00	\$ 300.00	
	Central Station Monitoring	\$ 4,566.20	\$ 4,570.00	\$ 4,570.00	\$ 4,570.00	
	Hydrant rental/inspections	\$ 760.30	\$ 1,700.00	\$ 1,600.00	\$ 1,700.00	
	Total Fire protection	\$ 8,529.19	\$ 9,325.00	\$ 9,375.00	\$ 8,963.00	
	Total REPAIRS & MAINTENANCE	\$ 97,165.14	\$ 120,945.00	\$ 114,892.00	\$ 105,858.00	
UTILITIES						
	Electricity - property	\$ 4,117.77	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Water usage	\$ 14,586.32	\$ 10,000.00	\$ 15,700.00	\$ 16,000.00	
	Total UTILITIES	\$ 18,704.09	\$ 15,000.00	\$ 20,700.00	\$ 21,000.00	

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