

# 2026 ANNUAL BUDGET - Approved

Previous Dues: \$265.00 per Month

**INCOME: 68 Units**

## Proposed Dues: \$285/Month, Effective Jan. 1, 2026

### EXPENSES

	2024	2025	2025	2026
	Actual	YTD Actual	Budget	Proposed
Association Fee Income	\$187,962.00	\$139,796.00	\$216,240.00	\$232,560.00
Special Assessment/s - Concrete and Foundation Repair 701	\$55.00			
Capital Assessment for New Owners	\$1,500.00	\$3,500.00	\$1,000.00	\$1,000.00
Violation Fees/Fines/Reimbursements/Misc. Fees	\$21.94	\$285.92		
HOA Pet Fee	\$926.26	\$480.00	\$700.00	\$700.00
Tenant Move In Fee	\$1,400.00	\$450.00		
Interest	\$2,878.18	\$1,207.86	\$1,900.00	\$1,500.00
<b>Total Income</b>	<b>\$194,743.38</b>	<b>\$145,719.78</b>	<b>\$219,840.00</b>	<b>\$235,760.00</b>
Building Repairs/Maintenance & Grounds	\$73,957.42	\$14,867.78	\$49,000.00	\$40,000.00
Painting	\$21,348.47	\$25,543.00	\$21,000.00	\$27,000.00
Landscape Maintenance (Contract)	\$38,632.84	\$25,184.00	\$23,858.94	\$24,500.00
Landscape Maintenance-Tree/Shrubs	\$12,450.00	\$13,071.00	\$14,000.00	\$14,000.00
Irrigation & Landscaping Maintenance & Repairs	\$5,853.54	\$2,689.60	\$6,000.00	\$6,000.00
Snow Removal	\$6,178.50		\$6,500.00	\$6,500.00
Pest Control	\$272.00	\$3,674.50	\$3,000.00	\$3,750.00
Irrigation Water/ Domestic	\$17,787.77	\$7,968.29	\$16,000.00	\$16,000.00
Parking Lot/Street		\$54.33		
Management	\$9,200.04	\$5,366.69	\$9,600.00	\$10,000.00
Insurance	\$27,066.00	\$20,025.81	\$45,600.00	\$50,000.00
Electricity & Reimbursement for 14 Owners	\$7,904.36	\$9,947.31	\$10,400.00	\$10,000.00
Office/Mailing	\$1,380.55	\$697.53	\$700.00	\$1,390.00
Banking fees	\$6.35		\$15.00	\$15.00
Meeting Costs				\$50.00
Loan Interest	\$748.15			
Legal/Annual Registration Fees/Professional Services	\$50.00		\$53.00	\$53.00
Accounting			\$250.00	\$250.00
Taxes	\$650.00	\$1,131.50		\$1,200.00
Capital Reserve			\$13,333.33	\$23,256.00
<b>Total Expenses</b>	<b>\$223,485.99</b>	<b>\$130,221.34</b>	<b>\$219,310.27</b>	<b>\$233,964.00</b>
<b>NET INCOME</b>	<b>-\$28,742.61</b>	<b>\$15,498.44</b>	<b>\$529.73</b>	<b>\$1,796.00</b>

### Account Balance YTD, 2025:

Operating Account: \$47,834.39

Reserves Saving Account: \$125,524.71

**Total Cash Assets: \$173,359.10**