

Summerville Homeowners Association

2026 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$210 & Loan Payment: \$105 = \$315/Month. Effective 1/1/26

19 Units	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$58,917.00	\$25,620.00	\$62,700.00	\$71,820.00
Special Assessment		\$16,910.00		
Interest	\$20.31	\$2.02	\$10.00	\$10.00
Violation Fees/Fines/Misc. Income				
Other (New Buyer) Special Assessment	\$500.00	\$500.00	\$500.00	\$500.00
Roof Repair Loan				
Total Income	\$59,437.31	\$43,032.02	\$63,210.00	\$72,330.00
EXPENSES				
Repair and Maintenance		\$149.56	\$500.00	\$400.00
Landscape Maintenance	\$202.47	\$842.38	\$500.00	\$700.00
Landscaping/Shrubs/Trees		\$145.00	\$100.00	\$100.00
Irrigation System Maintenance/Repairs	\$1,239.37		\$1,300.00	\$1,300.00
Grounds	\$1,202.60	\$277.60	\$1,350.00	\$1,300.00
Snow Removal	\$163.89		\$200.00	\$200.00
Irrigation Water	\$3,725.34	\$1,648.23	\$3,800.00	\$3,800.00
Management	\$3,300.00	\$2,400.00	\$3,300.00	\$4,000.00
Insurance	\$13,591.75	\$11,322.64	\$13,600.00	\$19,276.00
Electricity	\$478.88	\$248.89	\$490.00	\$490.00
Domestic Water/Sewer	\$13,940.25	\$8,599.55	\$14,000.00	\$14,000.00
Office/Mailing	\$396.48	\$205.81	\$400.00	\$450.00
Legal/Registrations	\$53.00	\$50.00	\$53.00	\$53.00
Reserve Savings				\$2,000.00
Accounting	\$250.00	\$279.25	\$250.00	\$250.00
**Loan Payment	\$23,267.40	\$15,508.80	\$23,267.40	\$24,000.00
Total Expenses	\$61,811.43	\$41,677.71	\$63,110.40	\$72,319.00
NET INCOME	-\$2,374.12	\$1,354.31	\$99.60	\$11.00

Operating Balance YTD: \$5,091.51

Reserve Saving Account: \$.01

Total Account Balances: \$5,091.02

* Loan to be Paid off in 2031. 10 Year Loan Repackaged from Stucco Loan to Repair Roofs in 2021-2022.