

# Summerville Homeowners Association

## 2027 ANNUAL BUDGET - Approved

**Proposed Monthly Dues: \$225 & Loan Payment: \$105 = \$330/Month. Effective 1/1/27**

| 19 Units                              | 2025               | 2026               | 2026               | 2027               |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                       | Actual             | YTD                | Budget             | Proposed           |
| <b>INCOME</b>                         |                    |                    |                    |                    |
| Income from Dues                      | \$39,535.00        | \$30,895.00        | \$47,880.00        | \$51,300.00        |
| Loan Special Assessment               | \$28,370.00        | \$16,215.00        | \$23,940.00        | \$23,940.00        |
| Interest                              | \$4.66             | \$2.93             | \$10.00            | \$10.00            |
| Violation Fees/Fines/Misc. Income     |                    |                    |                    |                    |
| Other (New Buyer) Special Assessment  | \$500.00           |                    | \$500.00           | \$500.00           |
| <b>Total Income</b>                   | <b>\$68,409.66</b> | <b>\$47,112.93</b> | <b>\$72,330.00</b> | <b>\$75,750.00</b> |
| <b>EXPENSES</b>                       |                    |                    |                    |                    |
| Repair and Maintenance                | \$49.50            |                    | \$400.00           | \$400.00           |
| Landscape Maintenance                 | \$1,711.05         | \$271.72           | \$700.00           | \$3,000.00         |
| Landscaping/Shrubs/Trees              |                    |                    | \$100.00           | \$3,500.00         |
| Irrigation System Maintenance/Repairs |                    |                    | \$1,300.00         |                    |
| Grounds                               | \$624.60           | \$485.80           | \$1,300.00         | \$1,300.00         |
| Snow Removal                          |                    |                    | \$200.00           |                    |
| Irrigation Water                      | \$3,159.37         | \$1,746.90         | \$3,800.00         | \$3,800.00         |
| Management                            | \$4,066.65         | \$1,999.98         | \$4,000.00         | \$4,800.00         |
| Insurance                             | \$17,479.75        | \$16,923.18        | \$19,276.00        | \$14,120.00        |
| Electricity                           | \$386.06           | \$308.60           | \$490.00           | \$400.00           |
| Domestic Water/Sewer                  | \$13,387.81        | \$12,839.34        | \$14,000.00        | \$14,000.00        |
| Office/Mailing                        | \$367.45           | \$197.08           | \$450.00           | \$375.00           |
| Meeting Costs                         | \$110.00           |                    |                    |                    |
| Legal/Registrations                   | \$50.00            | \$44.00            | \$53.00            | \$53.00            |
| Reserve Savings                       |                    |                    | \$2,000.00         | \$5,200.00         |
| Accounting                            |                    | \$300.00           | \$250.00           | \$300.00           |
| **Loan Payment                        | \$23,263.20        | \$15,508.80        | \$24,000.00        | \$24,000.00        |
| <b>Total Expenses</b>                 | <b>\$64,655.44</b> | <b>\$50,625.40</b> | <b>\$72,319.00</b> | <b>\$75,248.00</b> |
| <b>NET INCOME</b>                     | <b>\$3,754.22</b>  | <b>-\$3,512.47</b> | <b>\$11.00</b>     | <b>\$502.00</b>    |

|                                    |                   |
|------------------------------------|-------------------|
| Operating Balance YTD 8/4/26:      | \$4,363.36        |
| Reserve Saving Account YTD 8/4/26: | \$167.67          |
| <b>Total Account Balances:</b>     | <b>\$4,531.03</b> |

\* Loan to be Paid off in 2031. 10 Year Loan  
Repackaged from Stucco Loan to Replaced Roofs