



2026 Budget

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| INCOME: | |
| Annual Insurance Fee | 8,844.25 |
| Annual Member Assessments | 159,300.00 |
| Enforcement Trust Fund Fees | 2,228.57 |
| Interest Income | 18,741.04 |
| Late Fee Income | 1,457.14 |
| | |
| Miscellaneous Income: | |
| ACC Submittal Fee Income | 1,200.00 |
| Ownership Transfer Fee | 6,300.00 |
| Status Letter Fee | 2,500.00 |
| Violations and fines | - |
| Total Miscellaneous Income | 10,000.00 |
| Total Income | 200,571.00 |

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| Expenses | |
| Administrative: | 119,554.34 |
| Advertising/Promotional | 118.03 |
| Bad Debts | 0.83 |
| Federal Income Tax | 3,800.00 |
| Insurance | 8,844.25 |
| MAINTENANCE: | |
| Common Area Maint Contract | 22,000.00 |
| Entrances | 997.70 |
| Miscellaneous Maintenance | 1,638.44 |
| Playground / Sports field | 1,353.10 |
| Total Playground / Sports field | 1,353.10 |
| Pond Maintenance | 1,891.76 |
| Trails | 1,422.82 |
| Total Maintenance | 29,303.81 |
| Professional Fees | |
| Accountant/Audit | 5,616.00 |
| Legal Counsel | 7,540.56 |
| Total Professional Fees | 13,156.56 |
| Utilities | |
| Electrical for Subdivision | 9,971.52 |
| Total Utilities | 9,971.52 |
| Water Co-Op | 3,760.10 |
| Total Expenses | 188,509.45 |
| | |
| Net Operating Income | 12,061.55 |
| Other Expenses | |
| Reserve Allocations | |
| Reserves - Unallocated | 59,280.00 |
| Reserves - Prior Year Impact | 6,345.22 |
| Total Reserve Allocations | 65,625.22 |
| Total Other Expenses | 65,625.22 |
| Net Other Income | (65,625.22) |
| Net Income | (53,563.67) |