

Adopted		Adopted			
	2025 Budget	2026 Budget	Increase/Decease		
Income:					
Annual Assessments	\$ 57,600.00	\$ 57,023.00	\$ (577.00)	-1%	
Interest Income	\$ -	\$ -	\$ -	0%	
Late Fee Income	\$ -	\$ -	\$ -	0%	
Miscellaneous	\$ -	\$ -	\$ -	0%	
TOTAL INCOME:		\$ 57,600.00	\$ 57,023.00	\$ (577.00)	-1.00%
Administrative Expenses:					
Accounting Services	\$ 6,842.52	\$ 6,600.00	\$ (242.52)	-3.54%	
Audit/Tax Returns	\$ -	\$ 400.00	\$ 400.00	100.00%	
Legal fees-General Matters	\$ 350.00	\$ 350.00	\$ -	0.00%	
Legal Fees-H/O Charges	\$ 250.00	\$ 1,000.00	\$ 750.00	300.00%	
Insurance	\$ 5,300.00	\$ 4,614.00	\$ (686.00)	-12.94%	
Service/Bank Fees	\$ 396.09	\$ 500.00	\$ 103.91	26.23%	
Postage & Printing	\$ 662.16	\$ 800.00	\$ 137.84	20.82%	
Office Supplies	\$ 1,102.14	\$ 200.00	\$ (902.14)	-81.85%	
P.O. Box Rental	\$ 214.00	\$ 250.00	\$ 36.00	16.82%	
Bad Debts	\$ 530.00	\$ -	\$ (530.00)	-100.00%	
Miscellaneous	\$ -	\$ -	\$ -	0.00%	
Total Administrative		\$ 15,646.91	\$ 14,714.00	\$ (932.91)	-5.96%
Land Maintenance:					
Landscape Contract	\$ 6,300.00	\$ 6,300.00	\$ -	0.00%	
Landscape Enhancements	\$ 1,350.00	\$ 1,000.00	\$ (350.00)	-25.93%	
Sprinkler System-Contract	\$ 1,738.00	\$ 1,738.00	\$ -	0.00%	
Sprinkler System- Repairs	\$ 990.55	\$ 1,000.00	\$ 9.45	0.95%	
Electricity - Common Area	\$ 5,500.00	\$ 3,850.00	\$ (1,650.00)	-30.00%	
Electrical Repairs	\$ 1,000.00	\$ 1,000.00	\$ -	0.00%	
Total Land Maintenance		\$ 16,878.55	\$ 14,888.00	\$ (1,990.55)	-11.79%
Major Maintenance					
Pond/Buffer/and Waterfall Maintenance	\$14,619.32	\$ 13,921.00	\$ (698.32)	-4.78%	
Waterfall extras	\$ 2,601.45	\$ 500.00	\$ (2,101.45)	-80.78%	
Waterfall Repairs	\$ -	#	\$ 3,000.00	100.00%	
Fence Repairs	#	# 2,500.00	\$ 200.00	8.70%	
Tree Removal	#		\$ -		
Total Major Maintenance		\$ 19,520.77	\$ 19,921.00	\$ 400.23	2.05%
Additions to Reserves	\$ 8,257.00	\$ 7,500.00	\$ (757.00)	-9.17%	
Reserve Interest	\$ -		\$ -	0.00%	
Reserve Expenditures	\$ -		\$ -	0.00%	
Total Reserves		\$ 8,257.00	\$ 7,500.00	\$ (757.00)	-9.17%
Total Expenses		\$ 57,023.00			
2026 Assessments		\$ 317			