



# 2026 Projected Budget Summary

(1-22-2026 Current Dues Structure)

(1/22/2026)

252 homes after buildout including: (\$405/quarter, \$1620 annual dues structure)

Assumptions:	Income	Fixed Expenses																Fixed Expenses		
		incr. 2% / yr	avg. \$3500 incr. 1.5%	incr. 6% thru 2025 then 2.5% / yr.	incr. 2% / yr.	incr. 2% / yr.	incr. 3% / yr.	incr. 2% / yr.	\$5000 / yr	avg. \$2500 incr. 1.5%	incr. 1.5% / yr.	incr. 1.5% / yr.	avg. \$1500 incr. 1.5%	avg. \$5000 incr. 1.5%	\$500	incr. 2% / yr.				
Year	Total Income:	Accounting Fees	Legal	Management Fees	Insurance	Tech. Website	Internet Website	Security Cameras	Com. Area Maint. (Mowing, Landscaping, Irrigation)	Mulch	Tree Trimming	Lighting Maint.	Pond & Algae	Pool Maint. and Cleaning	Repairs - Irrigation Pool Equipment	Snow Removal	Social Events	Utilities - Water and Electric	Misc. - Postage, Office Supplies, Pest Control, Permits, Corp Tax	
2017	\$178,900	\$6,350	\$1,180	\$17,210	\$4,294	\$7,920			\$42,100			\$7,335	\$3,125	\$16,580	\$770	\$850	\$350	\$15,360	\$200	\$123,624
2018	\$204,160	\$6,595	\$4,950	\$20,695	\$3,721	\$1,195	\$1,105		\$55,000			\$8,600	\$4,945	\$16,500	\$3,000	\$2,700	\$0	\$21,475	\$1,539	\$152,020
2019	\$235,400	\$6,720	\$9,150	\$25,491	\$3,925	\$1,506	\$395		\$65,680			\$7,450	\$5,100	\$15,930	\$825	\$7,735	\$0	\$15,480	\$1,212	\$166,599
2020	\$248,269	\$7,020	\$6,415	\$28,306	\$4,958	\$1,331			\$50,261	\$10,000	\$5,653	\$2,482	\$4,397	\$17,121	\$615	\$840	\$0	\$17,705	\$765	\$157,869
2021	\$277,212	\$8,450	\$5,441	\$30,589	\$5,652	\$1,718			\$49,203	\$7,749	\$2,188	\$1,593	\$4,463	\$17,233	\$1,630	\$1,500	\$0	\$15,728	\$1,404	\$154,541
2022	\$283,448	\$9,055	\$1,298	\$30,137	\$6,018	\$1,130			\$56,222	\$11,116	\$7,455	\$7,770	\$6,211	\$21,444	\$18,824	\$4,672	\$297	\$20,009	\$1,617	\$203,275
2023	\$297,072	\$10,090	\$2,778	\$33,844	\$6,535	\$1,382	\$3,096		\$68,616	\$11,116	\$5,390	\$598	\$14,146	\$29,393	\$2,922	\$400	\$1,621	\$25,648	\$2,395	\$219,970
2024	\$299,574	\$11,475	\$6,240	\$34,642	\$7,331	\$937	\$2,157		\$75,915	\$7,930	\$4,000	\$1,469	\$12,025	\$24,520	\$5,660	\$3,255	\$0	\$20,307	\$3,992	\$221,855
2025	\$408,240	\$11,705	\$5,000	\$36,721	\$7,478	\$956	\$2,222		\$78,192	\$10,000	\$5,000	\$2,500	\$10,000	\$25,000	\$28,800	\$3,500	\$500	\$26,399	\$3,992	\$257,964
2026	\$408,240	\$11,939	\$5,075	\$37,639	\$7,627	\$975	\$2,288		\$80,538	\$10,300	\$5,000	\$2,538	\$10,150	\$25,375	\$2,500	\$3,553	\$500	\$26,927	\$3,992	\$236,915
2027	\$408,240	\$12,177	\$5,151	\$38,579	\$7,780	\$994	\$2,357		\$82,954	\$10,609	\$5,000	\$2,576	\$10,302	\$25,756	\$2,538	\$3,606	\$500	\$27,466	\$3,992	\$242,337
2028	\$408,240	\$12,421	\$5,228	\$39,544	\$7,935	\$1,014	\$2,428		\$85,443	\$10,927	\$5,000	\$2,614	\$10,457	\$26,142	\$2,576	\$3,660	\$500	\$28,015	\$3,992	\$247,896
2029	\$408,240	\$12,669	\$5,307	\$40,533	\$8,094	\$1,035	\$2,501		\$88,006	\$11,255	\$5,000	\$2,653	\$10,614	\$26,534	\$2,614	\$3,715	\$500	\$28,575	\$3,992	\$253,596
2030	\$408,240	\$12,923	\$5,386	\$41,546	\$8,256	\$1,055	\$2,576		\$90,646	\$11,593	\$5,000	\$2,693	\$10,773	\$26,932	\$2,653	\$3,770	\$500	\$29,147	\$3,992	\$259,442
2031	\$408,240	\$13,181	\$5,467	\$42,585	\$8,421	\$1,076	\$2,653		\$93,366	\$11,941	\$5,000	\$2,734	\$10,934	\$27,336	\$2,693	\$3,827	\$500	\$29,730	\$3,992	\$265,435
2032	\$408,240	\$13,445	\$5,549	\$43,649	\$8,589	\$1,098	\$2,732		\$96,167	\$12,299	\$5,000	\$2,775	\$11,098	\$27,746	\$2,734	\$3,884	\$500	\$30,324	\$3,992	\$271,582
2033	\$408,240	\$13,714	\$5,632	\$44,740	\$8,761	\$1,120	\$2,814		\$99,052	\$12,668	\$5,000	\$2,816	\$11,265	\$28,162	\$2,775	\$3,943	\$500	\$30,931	\$3,992	\$277,885
2034	\$408,240	\$13,988	\$5,717	\$45,859	\$8,936	\$1,142	\$2,899		\$102,023	\$13,048	\$5,000	\$2,858	\$11,434	\$28,585	\$2,816	\$4,002	\$500	\$31,549	\$3,992	\$284,349
2035	\$408,240	\$14,268	\$5,803	\$47,005	\$9,115	\$1,165	\$2,986		\$105,084	\$13,439	\$5,000	\$2,901	\$11,605	\$29,014	\$2,858	\$4,062	\$500	\$32,180	\$3,992	\$290,978
2036	\$408,240	\$14,553	\$5,890	\$48,181	\$9,297	\$1,188	\$3,075		\$108,237	\$13,842	\$5,000	\$2,945	\$11,779	\$29,449	\$2,901	\$4,123	\$500	\$32,824	\$3,992	\$297,777
2037	\$408,240	\$14,844	\$5,978	\$49,385	\$9,483	\$1,212	\$3,168		\$111,484	\$14,258	\$5,000	\$2,989	\$11,956	\$29,890	\$2,945	\$4,185	\$500	\$33,480	\$3,992	\$304,749

Year	Budget Driven Operation and Maintenance Expenses										Infrastructure Improvements			Optional Expenses Total	Year	Projected Yr-End Operating Balance	Cash Reserve			
	Property Purchase	Sidewalk Maint.	Landscape Improvements	Pool Furn.	Pool Maint.	Fence/Mailbox Painting	Common Area Cleanup	Pond Aeration / Fountains	Street Sign Posts	Queens / Eisenhower Landscape	Pond #1 Rock	Light Poles	Pool Expansion					Sunset Tract "A" Rec. Area	Monument/ Entrance Signs	
2017						\$37,180										\$37,180	2017	\$111,000		
2018		\$9,740	\$81,350														\$91,090	2018	\$72,050	
2019	GD debt and int.	\$9,250	\$42,075		\$11,000												\$62,325	2019	\$48,523	
2020	\$2,000	\$12,956	\$35,875		\$0		\$9,125										\$59,956	2020	\$63,967	\$29,428
2021	\$51,733	\$12,500	\$18,645														\$82,878	2021	\$113,760	\$30,520
2022	\$43,208		\$10,462				\$9,120										\$62,790	2022	\$147,375	\$29,451
2023	*lot beside pool*		\$16,615		\$56,940	\$27,259	\$31,214	\$13,890	\$26,528								\$172,446	2023	\$45,711	\$29,500
2024	\$43,200		\$2,744		\$16,713	\$6,573		\$15,000	\$15,000								\$69,230	2024	\$54,500	\$29,500
2025	*WWH 10 Tract*	\$2,500	\$41,000		\$15,000	\$15,000		\$15,000	\$15,000				\$50,000				\$123,500	2025	\$81,276	\$30,535
2026		\$2,500	\$40,000		\$29,935	\$29,935		\$29,935	\$29,935				\$50,000	\$35,000			\$157,435	2026	\$95,167	\$31,668
2027		\$2,500	\$20,000		\$7,500	\$30,000							\$120,065				\$180,065	2027	\$81,005	\$32,843
2028		\$2,500	\$20,500										\$120,065				\$123,000	2028	\$118,349	\$34,061
2029		\$2,500	\$21,013		\$20,000								\$120,065				\$143,513	2029	\$129,480	\$35,325
2030		\$2,500	\$21,538		\$25,000								\$120,065				\$49,038	2030	\$229,241	\$36,635
2031		\$2,500	\$22,076				\$15,000						\$120,065				\$39,576	2031	\$332,469	\$37,994
2032		\$2,500	\$22,628				\$32,500						\$120,065				\$57,628	2032	\$411,499	\$39,404
2033		\$2,500	\$23,194		\$10,000								\$120,065				\$35,694	2033	\$506,160	\$40,866
2034		\$2,500	\$23,774										\$120,065				\$26,274	2034	\$603,777	\$42,382
2035		\$2,500	\$24,368		\$20,000				\$27,500				\$120,065				\$74,368	2035	\$646,671	\$43,954
2036		\$2,500	\$24,977		\$12,500								\$120,065				\$39,977	2036	\$717,157	\$45,585
2037		\$2,500	\$25,602		\$25,000		\$35,000		\$15,000				\$120,065				\$103,102	2037	\$717,546	\$47,276