

2025-2026 County Downs Home Owners Association Operating Budget

Revenue			
	Annual Dues (\$337.29 X 57 Mandatory and Optional Members)	\$ 19,225.50	
	Club House Rental Estimate	\$ 1,200.00	
			\$ 20,425.50
Expenses			
Maintenance			
	Clubhouse	\$ 73.04	
	Clubhouse Common Area (Lot 13)	\$ 1,440.00	
	Dam Mowing	\$ 1,250.00	
	Beach Weed Control	\$ 600.00	
	Lotus Spraying	\$ 700.00	
	Dam Seeding	\$ 1,475.00	
Operations			
	Insurance	\$ 1,502.00	
	Invoicing Software	\$ 250.00	
	Website	\$ 167.05	
	Real Estate Tax	\$ 397.92	
	Administrative Costs (Postage, Paper, Envelopes, etc.)	\$ 33.00	
	Legal Fees	\$ 9,500.00	
Utilities			
	Electric	\$ 1,120.00	
	Gas	\$ 680.07	
	Water	\$ 321.86	
Reserve Contribution (5%)		\$ 915.49	
			\$ 20,425.43
Surplus			\$ 0.07