Summit Creek Community Association - 2027 Proposed Budget

Budget Line Item	2026 Approved Budget	2026 Year End Projections	2026 Year To Date	2027 Proposed Budget	% Change
INCOME					
Association Fees - Single Family (352 homes)	$392,832	$392,832	$386,398	$422,400	8%
Association Fees - Duplex/Townhome (359 homes)	$482,496	$482,496	$318,843	$512,652	6%
Late Fees	-	$13,000	$8,858	-	(100%)
Returned Check Fee	-	-	-	-	-
Bad Debt Recovery	-	$4,000	$3,210	-	(100%)
Interest Income	-	$20,000	$14,544	-	(100%)
Interest Allocation to Reserves	-	($20,000)	($14,544)	-	(100%)
Parking Permit Income		-	-	-	-
Clubhouse Usage Fees	-	$16,000	$10,340	-	(100%)
Supplemental Assessment Income	$248,850	$248,000	-	-	(100%)
Misc. Income	-	$2,000	$1,185	-	(100%)
Total Income	**$1,124,178**	**$1,158,328**	**$728,833**	**$935,052**	
EXPENSES					
Utilities					
Electricity - Clubhouse, Pool House, Monuments	$14,000	$14,000	$9,394	$14,000	-
Electricity - Duplex	$5,000	$5,000	-	$5,000	-
Electric Repairs - Duplex	$4,000	$4,000	$2,210	$4,000	
Electricity - Townhouses	$8,000	$8,000	$1,870	$8,000	
Electric Repairs - Townhouses	$17,000	$17,000	-	$10,000	
Water & Sewer	$18,000	$18,000	$463	$18,000	-
Internet/Phones Lines - Clubhouse & Pool House	$8,100	$4,100	$2,382	$7,320	79%
Gas	$1,600	$1,600	$802	$1,600	-
Total Utilities	**$75,700**	**$71,700**	**$17,121**	**$67,920**	

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Budget Line Item	2026 Approved Budget	2026 Year End Projections	2026 Year To Date	2027 Proposed Budget	% Change
Administration					
Legal	$10,000	$10,000	$4,712	$10,000	-
Legal - Collections	$20,000	$6,000	-	$6,000	-
Legal-Court Appearance	$1,000	$1,000	-	$1,000	-
Audit & Tax Preparation (Tax Preparation Only)	$11,000	$11,000	$8,010	$2,000	(82%)
Zoom Account	-	-	-	$200	100%
Technology Fee	-	$200	$100	$360	80%
Management Fees	$115,000	$75,257	$75,257	$76,788	2%
Community Inspections	-	-	-	$4,036	100%
Office Supplies and Expense	$3,000	$1,000	$87	$1,000	-
Postage	$2,500	$2,000	$1,687	$3,000	50%
Printing & Copying	$2,000	$11,000	$9,047	$5,000	(55%)
Website	-	$95	$95	-	(100%)
Donations	-	$100	-	-	(100%)
Office Furniture & Equipment	$750	-	-	-	-
Computer Equip/Software	$750	-	-	-	-
Social Committee Expense	$3,500	$8,500	$908	$3,500	(59%)
Coupon Books	-	-	-	$6,000	100%
Misc. Admin Expense	$6,000	$9,000	$8,729	-	(100%)
Bank Service Charge	$500	$5,000	$4,480	$500	(90%)
Fed/State Corporate Report	-	-	$77	$55	100%
Total Administration	**$176,000**	**$140,152**	**$113,190**	**$119,439**	

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Budget Line Item	2026 Approved Budget	2026 Year End Projections	2026 Year To Date	2027 Proposed Budget	% Change
Contracts					
Heating Contract - Clubhouse	$5,000	$4,000	-	$4,000	-
Grounds Contract	$209,016	$209,016	$139,344	$213,195	2%
Trash Removal	$5,500	$3,625	$1,392	$3,625	-
Extermination	$2,000	$3,500	$2,780	$3,000	(14%)
Security Officer Contract	$20,000	-	-	$20,000	100%
Snow Plowing-Common Area	$50,000	$50,000	$45,910	$58,000	16%
Office Equip Contract	$4,650	$2,500	$1,531	-	(100%)
Cleaning Contract - Clubhouse	-	-	-	$3,500	100%
Grounds Cleaning Contract/Doggie Stations	$25,656	$23,897	$15,246	$26,192	10%
Fire Safety Inspection-Cont	$1,500	$1,500	$938	$1,500	-
Total Contracts	**$323,322**	**$298,038**	**$207,140**	**$333,012**	
Repairs and Maintenance					
Grounds Maint-Landscape	$20,000	$15,000	$5,747	$50,000	233%
Ground Maintenance-Additonal	$50,000	$10,000	$3,903	$20,000	100%
Bulk Trash Removal	$1,500	$1,500	$747	$1,500	-
Fence Repairs	$7,500	$10,000	$6,672	$15,000	50%
Tree Maintenance	$45,000	$25,000	$14,222	$20,000	(20%)
Tot Lot Maintenance	$420	$1,000	$1,000	$1,000	-
Total Repairs and Maintenance	**$124,420**	**$62,500**	**$32,290**	**$107,500**	
Tennis Court					
Tennis Court Repairs	$3,000	$3,000	-	$3,000	-
Tennis Gate and Access	-	-	-	$5,000	100%
Tennis Ct Electrical Repairs	$1,000	$1,000	-	$1,000	-
Total Tennis Court	**$4,000**	**$4,000**	**-**	**$9,000**	

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Budget Line Item	2026 Approved Budget	2026 Year End Projections	2026 Year To Date	2027 Proposed Budget	% Change
Swimming Pool					
Pool Contract	$59,000	$59,000	$60,770	$62,000	5%
Pool Gate and Access	-	-	-	$5,000	100%
Pool Permit Expense	-	$780	$1,827	-	(100%)
Pool General Repairs	$13,500	$10,000	-	$10,000	-
Pool Plumbing Repairs	$10,000	$3,000	-	$10,000	233%
Pool Electrical Repairs	-	$11,192	$11,912	$3,000	(73%)
Pool House Painting	-	-	-	-	-
Pool Hse Sec Sys Monitor	$1,413	$2,000	$1,510	$2,000	-
Pool Supplies	$3,000	-	-	$3,000	100%
Total Swimming Pool	**$86,913**	**$85,972**	**$76,019**	**$95,000**	
Clubhouse					
Clubhouse Fire Alarm	$5,900	$1,000	$362	$5,900	490%
Clubhse Security Sys Monitoring	$1,368	$2,000	$1,510	$1,368	(32%)
Clubhouse Security Camera	$8,000	$5,000	$3,869	$2,000	(60%)
Clubhouse Inspection Fee	$750	-	-	-	-
Clubhouse Electric Rep & Maint	$3,000	-	-	-	-
Clubhouse Sec. Sys Rep & Maint	$1,000	$8,000	$7,732	$1,413	(82%)
Clubhouse Repairs & Maint	$7,000	$7,000	-	-	(100%)
Clubhouse HVAC Repairs	$4,000	$2,000	-	-	(100%)
Clubhouse HVAC Maint & Repairs				$9,000	
Clubhouse Plumbing Repairs	$2,000	$1,000	$3,323	$2,000	100%
Clbhse Sec. Deposit Reimburse	-	$2,300	$5,810	-	(100%)
Common Area Video Surveillance	$200	$200	-	-	(100%)
Total Clubhouse	**$33,218**	**$28,500**	**$22,606**	**$21,681**	
Insurance					
Master Insurance Policy	$35,000	$35,000	$7,499	$38,500	10%
Insurance Deductible	$5,000	-	-	$5,000	
Total Insurance	**$40,000**	**$35,000**	**$7,499**	**$43,500**	

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Budget Line Item	2026 Approved Budget	2026 Year End Projections	2026 Year To Date	2027 Proposed Budget	% Change
Taxes & Loans					
Income Taxes	$7,000	$7,000	-	$7,000	-
Total Taxes & Loans	**$7,000**	**$7,000**	**-**	**$7,000**	
Capital Expenditures					
Clubhouse Concrete Porch Replace	-	-	-	-	-
Common Area Concrete Replacement	$17,000	-	-	-	-
Monument Repairs	-	$2,000	$2,000	-	(100%)
Asphalt Replacement	-	-	-	-	-
Beverly Ave Fence Install	-	-	-	-	-
Total Capital Expenditures	**$17,000**	**$2,000**	**$2,000**	**-**	
Non-Operating Disbursements					
Duplex Reserve	-	-	-	-	-
Townhouse Reserve	-	-	-	-	-
Bad Debt Write-Off	$23,000	-	-	-	-
Transfer to/fr new/old Mgmt.	-	-	-	-	
Prior Years Income/Expenses	-	-	-	-	-
Replacement Reserves	$213,605	$213,605	-	$131,000	(39%)
Total Non-Operating Disbursements	**$236,605**	**$213,605**	**-**	**$131,000**	
Net Cash Flow	**-**	***$209,861***	***$250,969***	***($0)***	