

OPERATING ACCOUNT

Expense	2024 Actual	2024 Variance	2025 Budget	2025 Actual	2025 Variance	2026 Budget	Notes
Admin							
Management- DC Capital	\$6,160.00	\$6,160.00	\$6,160.00	\$6,720.00	\$560.00	\$6,720.00	Incr monthly to \$577
Office, Printing, Postage	\$514.77	(\$114.77)	\$400.00	\$490.38	\$90.38	\$400.00	
Audit, Tax, Lic/permits	\$282.95	\$17.05	\$300.00	\$270.95	\$29.05	\$300.00	
Insurance	\$3,136.00	\$364.00	\$3,500.00	\$3,362.60	\$137.40	\$3,500.00	
Misc. Admin / BOD Mtgs	\$207.57	\$42.43	\$250.00	\$673.21	\$423.21	\$400.00	Incr slightly
Social Events	\$643.78	\$856.22	\$1,100.00	\$511.20	\$588.70	\$1,100.00	
Admin TOTALS	11,505.07	\$1,164.93	\$11,710.00	\$11,468.34	\$1,043.22	\$11,500.00	
Grounds							
Contract Maintenance/Mowing	\$13,300.00	\$3,200.00	\$16,500.00	\$13,675.00	\$2,825.00	\$16,500.00	\$475 x 33 - March 15-Oct 31, plus weed abatement, mulch
Park Improvements	\$3,910.88	(\$2,910.88)	\$1,200.00	\$1,491.00	\$291.00	\$1,500.00	Incr slightly
Park Maintenance	\$553.29	\$446.74	\$2,000.00	\$237.29	\$1,762.71	\$1,000.00	Decr x 1000
Lake upkeep	\$500.00	\$0.00	\$500.00	\$1,000.00	\$500.00	\$500.00	Annual dam inspection, UT fish assessment (2025)
Landscape/Trees	\$315.33	\$334.67	\$4,000.00	\$181.91	\$3,818.09	\$4,000.00	Front entrance work- estimate
Irrigation/Repairs	\$291.51	(\$91.51)	\$1,900.00	\$2,055.00	\$155.00	\$500.00	Irrigation upgrade- entrance(2025) Adding pipe 2026
Lighting/Repairs	\$18.06	\$281.94	\$100.00	\$11.45	\$88.55	\$200.00	Need front light replaced
Grounds TOTALS	\$18,889.00	\$1,260.96	\$26,200.00	\$18,651.65	\$7,548.35	\$24,200.00	
Utilities							
Electricity/Lighting	\$1,856.02	\$143.98	\$2,000.00	\$1,795.28	\$204.72	\$2,000.00	
Water	\$543.83	\$56.17	\$600.00	\$484.36	\$115.64	\$600.00	
Verizon/WiFi	\$240.96	\$59.04	\$300.00	\$223.96	\$76.04	\$300.00	
Internet Website	\$214.64	\$14.64	\$200.00	\$325.61	\$125.61	\$300.00	Incr slightly
Utilities TOTALS	\$2,855.45	\$244.55	\$3,100.00	\$2,829.21	\$170.79	\$3,100.00	
TOTAL	\$33,249.56	\$2,670.44	\$41,570.00	\$38,657.20	\$2,912.80	\$38,800.00	We transferred excess funds to Reserve in 2024 and 2025- will use some for front entrance/launch as needed
Income	2024 Budgeted	Variance	2025 Budget	2025 Actual	2025 Variance	2026	
Assessment Income	\$34,750.00	(\$546.53)	\$35,862.00	\$32,949.20	\$337.00	\$36,974.00	\$139 x 266
Transfer Fees			\$0.00	\$4,500.00	\$4,500.00	\$0.00	
Other income	\$0.00	\$5,360.00	\$0.00	\$2,029.61	\$2,029.61	\$0.00	Late fees, Setup fee, Pavillion
Total Income		\$4,813.47					

RESERVE ACCOUNT

	2024 Jan	2024 Interest	1/31/2025	2025 Interest		2026 Reserve Acct	
	\$13,415.30	\$315.01	\$29,099.92	\$369.61		\$34,147.83	Transferred additional 5,000 to Reserves Jan 14, 2026