

Southridge Pines Subdivision Budget – 2026

<u>Income</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
• Regular Assessments Invoiced (106 houses @ \$452.41)	-	\$47,955.46
• Assessment Collected & Prior Delinquent Accounts	\$45,891.58	-
• Interest on Delinquencies	\$67.98	\$0
• Indenture Violation Fine	\$0	\$0
Total Income	\$45,823.60	\$47,955.46
<u>Expenses</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
• Collection Fee to City and Village (7% of assessments & int.)	\$3,149.00	\$3,355.96
• Recording and Releasing Fees	\$180.00	\$200
• Legal Fees	\$1000.00	\$0
• Liability Ins. & Directors/Officers Insurance	\$2,556.00	\$2,756
• Indenture Violation Expense	\$100.00	\$100
• Mailing Expense	\$100.00	\$100
• Common Ground Maintenance & Landscaping Expense	\$7,000.00	\$7,200
• Pest Control	\$0	\$0
• Disposal Expense (Includes a \$6.36 annual increase)	\$24,100.00	\$24,500
• Subdivision Meeting Expense (includes copies of documents)	\$20.00	\$20
• Website Expense (domain name & site builder renews 2yrs)	\$348.00	\$0
• Subdivision Social Expenses	\$0	\$0
• Electric Expense	\$5,500.00	\$5,500
• Postage	\$30.00	\$30
• General Office Supplies	\$20.00	\$20
• Recording and Releasing Fees (to file liens)	\$200.00	\$200
Total Regular Expenses	\$44,303.00	\$43,981.96
	+\$1,520.60	+\$3973.50

IMPORTANT NOTE: The forecasted budget shows an increase of \$2063.88 from the 2025 budget to the proposed 2026 budget. Since the 2025 assessment is \$432.93 per lot, with the max allowed 10% increase per year, the highest the Trustees can set the assessment at without a vote of the Membership is \$476.22 per lot (10% = \$43.29). The 2026 forecast budget shows a needed assessment of \$452.41 (an additional \$19.48 per lot a 4.5% increase) to cover the proposed budget, while adding to reserves which stands at approx. \$22,000 after all the expenses for 2025 (not including tree removal). Increases are mainly common ground maintenance, trash service cost, recording and releasing fees. Approving or paying for any major or unexpected projects at the end of 2025 will affect the forecast for 2026.

The grass cost is going down, cutting the mowing back to every 6-8 weeks for common ground area and every 2 weeks for behind houses and cul-de-sac.

