

**Billy Creek Lot Owners' Association, Inc.**  
**Approved Budget**  
**For Year January 1, 2026 Through December 31, 2026**

	Approved 2025 Budget	Actual Jan-Dec 2025	Proposed 2026 Budget
<b>Income</b>			
Member Fees	\$124,144.26	\$126,115.02	\$124,853.22
Interest Income		\$930.37	
Miscellaneous Income			
Transfer from Reserve			
<b>Total Income</b>	<b>\$124,144.26</b>	<b>\$127,045.39</b>	<b>\$124,853.22</b>
<b>Expenses</b>			
Accounting/Tax Preparation	\$5,000.00	\$7,700.00	\$5,000.00
Bad Debt	\$500.00	\$0.00	\$500.00
Office Expenses/Bank Charges	\$1,300.00	\$1,374.37	\$1,300.00
Legal Fees	\$6,000.00	\$543.75	\$6,000.00
Taxes, Fees, Permits	\$61.25	\$61.25	\$61.25
Management Fees	\$10,669.33	\$10,415.28	\$10,669.33
Landscape Maintenance & Improvement	\$48,000.00	\$47,428.92	\$49,500.00
Individual Property Maintenance Compliance	\$3,600.00	\$22,300.00	\$3,600.00
Ditch/Lake/Preserve Maintenance	\$26,591.58	\$14,214.00	\$26,591.58
Entry/Fences/Signs/Irrigation	\$5,000.00	\$545.00	\$5,000.00
Drainage	\$3,100.00	\$0.00	\$3,100.00
Water	\$1,000.00	\$758.49	\$1,000.00
Electricity	\$1,000.00	\$968.00	\$1,000.00
Insurance	\$7,500.00	\$2,646.20	\$7,500.00
Reserve Transfer (Contingency)	\$4,822.10	\$10,028.86	\$4,031.06
State Tax (Penalties)		\$424.24	
US Income Tax			
<b>Total Expenses</b>	<b>\$124,144.26</b>	<b>\$119,408.36</b>	<b>\$124,853.22</b>
<b>Net Income (Loss) Before Taxes</b>	<b>0.00</b>	<b>7,637.03</b>	<b>0.00</b>

**Approved 2026 Fee Assessment @ \$67.74 per 1/10th Acre**

	\$67.74	Sq. Ft.	Fees
2026 Members Fee Assessment	\$67.74	8,029,205	\$124,853.22

**Billy Creek Lot Owners Association**  
**Approved Reserve Schedule**  
**For Year January 1, 2026 Through December 31, 2026**

	Replacement Cost	Projected Balance 12/31/2025	Est Life	Remain Life	Cost Per Year
Drainage	\$21,579.20	\$21,579.20	7	1	\$0.00
Emergency/Storm Fund	\$15,000.00	\$11,608.00	10	4	\$848.00
General Reserve	\$49,000.00	\$48,919.47	10	7	\$11.50
Signs	\$60,000.00	\$20,462.68	25	19	\$2,080.91
Irrigation Pumps	\$8,000.00	\$6,933.33	8	2	\$533.34
Irrigation Wells	\$12,000.00	\$4,197.65	20	14	\$557.31
<b>Total Reserves</b>	<b>\$165,579.20</b>	<b>\$113,700.33</b>			<b>\$4,031.06</b>