



SPRUCE HILLS CONDO ASSOCIATION

P.O. BOX 414

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BUDGET FOR 2026		
Projected Income	Description	Amount
	Condo HOA Fees \$315.00 per Month	\$1,224,720.00
	Fees and Fines	\$25,000.00
	Special Assessment \$195.00 per Month	\$758,160.00
	Total	\$2,007,880.00
Expenditures	Description	Amount
	Vehicle Registration, Maintenance, Fuel	\$5,000.00
	Petty Cash	\$600.00
	Unexpected expenses	\$22,500.00
	Office expenses	\$14,500.00
	Maintenance Materials	\$14,375.00
	Cedar Ridge (septic)	\$50,000.00
	CP Engineers (septic)	\$50,000.00
	Total Payroll cost (includes salaries/taxes)	\$219,075.00
	Insurance	\$256,399.54
	Utilities & Pest Control	\$55,027.50
	Wastewater Management	\$108,163.25
	Fire Dept. Donation	\$200.00
	Snow Removal/Landscaping	\$160,000.00
	Pool Management	\$38,469.81
	Audit and Legal Services	\$50,000.00
	DCI Engineering (Cap Res Study)	\$3,200.00
	Capital Reserve Fund Deposits (10% monthly)	\$122,472.00
Assessment Expenditures	DCI Engineering	\$100,000.00
	Constuction /Loan	TBD- awaiting terms of loan
	Permits	\$60,000.00
	Total	\$1,329,982.10
	Projected Surplus	unknown at this time

Approved by: Jason Yard

Treasurer - Jason Yard

This is a summary of the Budget, for a detailed version, please contact the Office

Signature:  (Feb 27, 2026 10:45:17 EST)

Email: yard.j27@gmail.com