

2025-26 Operating Budget Proposal			
<b>Expenses</b>			
<b>Fixed Expenses</b>			
Property Maintenance	\$23,168		
Yearly Electric Bill	\$750		
Water Bill (irrigation)	\$2,137		
Irrigation Maintenance Plan	\$1,865		
Insurance	\$12,335		
Cash Reserve	\$18,000		
Lawn Treatment	\$375		
Pump Station Cleaning	\$2,200		
Pump Station Maintenance	\$650		
Condo Form Sub-Legal	\$135		
Website Editor	\$180		
Composting	\$780		
Miscellaneous Landscaping	\$375		
Miscellaneous Repairs	\$1,200		
Miscellaneous	\$300		
<b>Total Fixed</b>	<b>\$64,450</b>		
Project Money**	\$6,700		
<b>Total Expenses</b>	<b>\$71,150</b>		
<b>Income</b>			
Approx. Beginning Operating Cash (July 2025)		\$7,000	
Monthly Maintenance Dues		\$63,900	
Fees for new owner #6		\$250	
<b>Total Income</b>		<b>\$71,150</b>	
Projects**			
Tree Work	\$2,000		
Lawyer for bi-laws	\$1,500		
Power Wash #9,10,11,12	\$800		
Dyer Vents	\$1,200		
Crack Filling	\$1,200		
<b>Total</b>	<b>\$6,700</b>		
-Includes a quarterly HOA fee of \$1065			
-Includes an increase in the quarterly reserve fee of \$50.			
(\$300 per quarter instead of \$250)			