

	2019	2020	2021	2022	2023	2024	2025 Budget	2025 Actual	Proposed 2026 Budget
Monthly Due Assessments per Condo unit: 13 units	\$220	\$235 (Mar 1)	\$235	\$235	\$250	\$250	\$250	\$250	\$250
Income									
Monthly Due Assessments	\$33,980.00	\$36,177.81	\$36,399.00	\$36,671.00	\$37,715.00	\$40,670.00	\$39,000.00	\$39,750.00	\$39,000.00
Transfer Fees/Late Fees/Other	\$0.00	\$1,020.00	\$430.00	\$20.00	\$0.00	\$910.00	\$0.00	\$0.00	\$0.00
Insurance Income (Claims)	\$0.00	\$2,395.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Income	\$7.43	\$8.25	\$5.45	\$298.97	\$2,707.71	\$2,840.38	\$2,475.00	\$2,331.98	\$2,000.00
Transfer From Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,830.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income:	\$33,987.43	\$39,601.12	\$36,834.45	\$36,989.97	\$40,422.71	\$44,420.38	\$60,305.00	\$42,081.98	\$41,000.00
Expenses									
Administrative									
Insurance Premiums	\$9,992.66	\$7,473.00	\$9,457.12	\$8,318.88	\$8,507.48	\$10,518.89	\$12,456.00	\$12,309.63	\$14,097.00
Insurance Claim Deductibles		\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Claim Damages (after deductible)		\$2,395.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal/Collections	\$0.00	\$0.00	\$0.00	\$470.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Agent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing (Office Expenses)	\$0.00	\$0.00	\$11.05	\$42.75	\$13.01	\$26.97	\$20.00	\$24.38	\$20.00
Postage	\$6.60	\$22.00	\$0.00	\$16.81	\$13.20	\$0.00	\$10.00	\$0.00	\$10.00
Bank Supplies/Fees (Other Admin)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Maintenance	\$21.17	\$21.17	\$141.05	\$149.42	\$170.59	\$185.83	\$200.00	\$360.89	\$25.00
Secretary of State (Fees & Permits)	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$25.00	\$25.00
Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$58.00	\$897.00	\$900.00	\$938.00	\$900.00
Total Adminstrative:	\$10,030.43	\$12,421.23	\$9,619.22	\$9,007.86	\$8,772.28	\$11,638.69	\$13,596.00	\$13,657.90	\$15,077.00
Building Maintenance									
Capital Improvements (Siding and Painting)	\$0.00	\$0.00	\$0.00	\$4,070.00	\$61.01	\$0.00	\$0.00	\$0.00	\$0.00
Capital Improvements (Roofs and Gutters)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00
Capital Improvements (Concrete and Asphalt)							\$18,830.00	\$0.00	\$0.00
Gutter Cleaning	\$0.00	\$300.00	\$300.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Maintenance	\$30.00	\$134.73	\$0.00	\$165.42	\$49.67	\$697.15	\$800.00	\$68.56	\$0.00
Total Building Maintenance:	\$30.00	\$434.73	\$300.00	\$4,360.42	\$110.68	\$2,197.15	\$19,630.00	\$68.56	\$0.00
Landscape Maintenance									
Landscape Contract	\$3,951.76	\$3,991.28	\$3,991.28	\$4,466.36	\$5,197.92	\$5,184.78	\$5,054.38	\$5,054.30	\$5,166.08
Sprinkler/Irrigation Repairs	\$510.17	\$729.43	\$462.30	\$850.41	\$500.63	\$1,071.65	\$750.00	\$438.26	\$500.00
General Landscaping/Extras	\$0.00	\$0.00	\$212.08	\$0.00	\$359.00	\$317.84	\$100.00	\$0.00	\$100.00
Tree Maintenance	\$775.00	\$0.00	\$601.25	\$0.00	\$11.25	\$925.00	\$0.00	\$0.00	\$0.00
Asphalt Repair/Maintenance	\$0.00	\$0.00	\$187.35	\$0.00	\$0.00	\$106.67	\$200.00	\$0.00	\$200.00
Snow Removal	\$360.00	\$0.00	\$0.00	\$320.00	\$0.00	\$0.00	\$500.00	\$0.00	\$400.00
Total Landscape Maintenance:	\$5,596.93	\$4,720.71	\$5,454.26	\$5,636.77	\$6,068.80	\$7,605.94	\$6,604.38	\$5,492.56	\$6,366.08
Utilities									
Trash Removal	\$1,947.54	\$1,946.00	\$1,864.17	\$2,082.12	\$2,324.89	\$2,144.08	\$2,200.00	\$2,649.04	\$1,800.00
Water/Sewer	\$7,660.22	\$8,824.73	\$9,560.78	\$8,815.82	\$8,405.57	\$8,618.98	\$8,800.00	\$8,612.63	\$8,700.00
Total Utilities:	\$9,607.76	\$10,770.73	\$11,424.95	\$10,897.94	\$10,730.46	\$10,763.06	\$11,000.00	\$11,261.67	\$10,500.00
Total Expenses:	\$25,265.12	\$28,347.40	\$26,798.43	\$29,902.99	\$25,682.22	\$32,204.84	\$50,830.38	\$30,480.69	\$31,943.08
Net Income:	\$8,722.31	\$11,253.72	\$10,036.02	\$7,086.98	\$14,740.49	\$12,215.54	\$9,474.62	\$11,601.29	\$9,056.92
Transfer to Reserves	\$10,000.00	\$8,000.00	\$8,500.00	\$8,505.00	\$9,000.00	\$10,000.00	\$11,000.00	\$11,000.00	\$10,000.00
Reserve Study Contribution Goal	\$6,711	\$7,541	\$8,354	\$9,928	\$11,480	\$9,655	\$8,848		\$9,091
Leave as Operating Funds	-\$1,277.69	\$3,253.72	\$1,536.02	-\$1,418.02	\$5,740.49	\$2,215.54	\$1,525.38	\$601.29	\$943.08
Assets (cash in bank at year end)									
Operating Funds Checking Account:	\$2,969.31	\$6,005.52	\$7,536.09	\$5,797.93	\$10,121.71	\$8,196.87	\$6,670.00	\$6,466.18	\$5,500.00
Reserve Savings Account:	\$29,356.87	\$37,365.12	\$45,870.57	\$4,375.20	\$13,375.71	\$23,377.19	\$15,550.00	\$34,380.05	\$44,400.00
Canvas Credit Union CD:				\$50,000.00	\$53,001.44	\$55,632.07	\$58,100.00	\$58,169.56	\$60,200.00
Canvas Credit Union Savings Account:				\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Total:					\$60,178.13	\$76,503.86	\$87,211.13	\$80,325.00	\$99,020.79