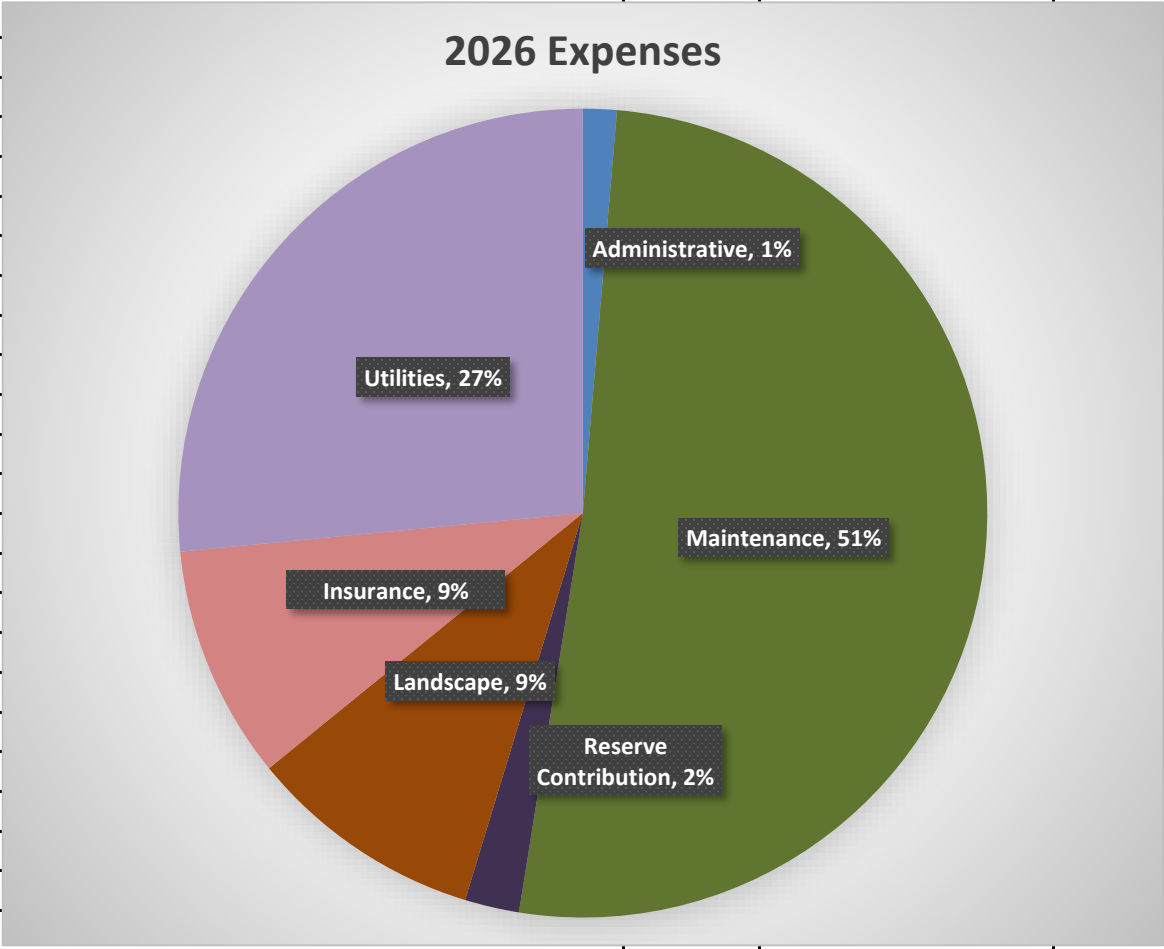


2026 Fiscal Year Budget						
ACCOUNTS	Budget totals		% of Budget	Comments		
INCOME						
40000 HOA Dues	\$ 751,680.00		95%	Condo Fee = \$435 x 12 months x 144 units		
42000 HOA Late fees						
43000 Special Assessment	\$ 43,200.00		5%	Special assessment per unit = \$300 x 144 units must be paid by 6/30/26 in whatever installments you like		
Services	\$ 300.00		0%	Electrical surcharge and garden plot rent		
TOTAL INCOME		\$ 795,180.00				
EXPENSE						
Administrative		\$ 10,720.00	1%			
64500 Office and Printing	\$ 3,000.00					
64700 Community Celebration	\$ 300.00					
65000 Website	\$ 300.00					
60000 Accounting	\$ 1,200.00					
67800 Taxes Licences Fees	\$ 3,200.00					
63800 Legal	\$ 2,720.00					
Maintenance		\$ 406,974.00	51%			
60200 Deck Repairs	\$ 8,000.00					
60300 Drainage	\$ 2,000.00					
60400 Electrical Work	\$ 5,000.00					
60500 Entry Cleanup	\$ 15,060.00					
60550 entryway painting	\$ 3,000.00					
60600 Fire Ext Test	\$ 450.00					
60700 Garage Repairs	\$ 13,000.00					
60800 Gutter Repair/ Cleaning	\$ 23,000.00					
60900 Holiday Lights	\$ 1,200.00					
61000 Exterior Painting	\$ 5,000.00					
61100 Inspections	\$ 2,500.00					
63900 Lighting/Bulbs	\$ 700.00					



64000 Misc Building Repairs	\$ 15,000.00						
64010 Dryer Vent Cleaning Bi-Annually	\$ 8,000.00						
64020 Brick Work	\$ 2,000.00						
64030 Chimneys	\$ 22,000.00						
64100 Misc	\$ 1,500.00			Where Does My \$435 Condo Fee Go?			
66100 Plumbing Repairs	\$ 20,000.00			<u>Category</u>	<u>Amount</u>	<u>Percentage</u>	
66200 Pest Control	\$ 3,000.00			Maintenance	\$ 221.20	51%	
67000 Reserve Study Prep	\$ 900.00			Landscape	\$ 40.50	9.40%	
67200 Roofing	\$ 254,131.50			Insurance	\$ 40.40	9.30%	
67500 Snow Removal	\$ 200.00			Utilities	\$ 117.40	26.50%	
66600 Emergency	\$ 1,332.50			Administrative	\$ 5.50	1.30%	
				Contribution to Reserve	\$ 10.00	2.00%	
67100 Reserve Contribution		\$ 17,280.00	2%				
				TOTAL	\$ 435.00		
63700 Landscaping		\$ 75,000.00	9%				
				Where Does My \$300 Special Assessment Go?			
61200 Insurance		\$ 74,326.00	9%	<u>Category</u>	<u>Amount</u>	<u>Percentage</u>	
				Maintenance/Roofing	\$ 300.00	100%	
68200 Utilities	\$ -	\$ 210,880.00	27%				
400014-Electricity	\$ 14,000.00						
400014-GarbageRecycling	\$ 40,000.00						
400014-Water	\$ 156,880.00						
TOTAL EXPENSE		\$ 795,180.00					
OTHER INCOME - GOES TO RESERVES							
41000 Transfer Fees	\$ 24,000.00						
71000 Riverview Bank CD Interest Inco	\$ 6,000.00						
71100 Northwest Bank 12 month CD In	\$ 8,000.00						
71200 71200 Onpoint Checking Interes	\$ 18.00						
71300 Northwest Bank Hi Yield Savings	\$ 1,000.00						
Reserve Contribution	\$ 17,280.00						
TOTAL OTHER INCOME	\$ 56,298.00						

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