

2026 BUDGET (approved)

OPERATING EXPENSES	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL	2026 BUDGET
Common Area Maintenance					
Lawn Maintenance	14,600.00	14,600.00	15,040.00	15,040.00	15,000.00
Sprinkler system maintenance	500.00	2,034.84	2,000.00	3,091.83	2,500.00
Fence maintenance	1,800.00	-	42,000.00	39,514.40	-
Tennis Court Maintenance	700.00	-	2,950.00	2,950.00	1,500.00 <sup>2</sup>
Hays island renovation	-	-	-	-	-
Tree Maintenance	1,200.00	65.00	1,528.00	2,088.00	2,865.00 <sup>1</sup>
Water Utilities	12,000.00	14,237.42	14,000.00	5,647.06	13,500.00
Insurance Premium	2,564.00	2,564.00	2,953.00	2,953.00	3,030.00
Administration, Publication, Postage	400.00	272.00	260.00	217.02	400.00
Contingency	-	-	-	395.00	300.00
Prof and Legal Fees	-	-	-	-	-
<b>TOTAL OPERATING EXPENSES</b>	<b>33,764.00</b>	<b>33,773.26</b>	<b>80,731.00</b>	<b>71,896.31</b>	<b>39,095.00</b>
RESERVES FUND					5,040.00
INDIVIDUAL DUES	550.00		600.00		650.00
<b>TOTAL DUES</b>	<b>37,400.00</b>	<b>37,562.00</b>	<b>40,800.00</b>	<b>40,800.00</b>	<b>44,200.00</b>
OTHER INCOME		97.28	40,800.00	39,440.00	120.00
<b>NET</b>	<b>3,798</b>	<b>3,886.02</b>	<b>869.00</b>	<b>8,343.69</b>	<b>185.00</b>
RESERVES INCOME		97.28		136.80	
RESERVES BALANCE		12,716.85	13,585.85	24,813.65	29,853.65
<b>TOTAL ASSETS</b>		<b>22,040.11</b>		<b>30,520.60</b>	<b>35,745.60</b>

1 includes triannual EAB treatment prorata allotment,  
phase 1 of 3 tree trimming, and storm damage cleanup  
2 includes biannual crack refill prorata allotment