Approved 2026 Budget

Item	YTD 2025 Actual	2025 Budget	YTD Variance	Approved 2026 Budget
Income				
Dues	$ 108,375.00	$ 108,375.00	$ -	$ 108,375.00
Late Fees - Dues	$ 675.00	$ 100.00	$ 575.00	$ 100.00
Cash Interest	$ 835.44	$ 1,500.00	$ (664.56)	$ 500.00
Performance Deposit Interest	$ 1,518.10	$ 1,500.00	$ 18.10	$ 1,200.00
Design Review Fees/Packet Revenue	$ 4,123.30	$ 5,000.00	$ (876.70)	$ 4,000.00
Pavilion Use Fee	$ 2,600.00	$ 2,000.00	$ 600.00	$ 2,000.00
Miscellaneous Income	$ 300.01	$ 10.00	$ 290.01	$ 10.00
Fines	$ -	$ 10.00	$ (10.00)	$ 10.00
Capital Project Account Transfer	$ -	$ -	$ -	$ 28,069.00
Total Income	**$ 118,426.85**	**$ 118,495.00**	**$ (68.15)**	**$ 144,264.00**

Item	YTD 2025 Actual	2025 Budget	YTD Variance	Approved 2026 Budget
Operational Expenses				
Accounting/Tax Preparation	$ 1,353.13	$ 1,350.00	$ 3.13	$ 1,400.00
Bad Debt Expense	$ -	$ -	$ -	$ -
Bank Charges	$ 85.29	$ 50.00	$ 35.29	$ 100.00
Board Meetings	$ -	$ -	$ -	$ -
Decorations	$ -	$ -	$ -	$ -
Design Review Meetings	$ 4,200.00	$ 6,000.00	$ (1,800.00)	$ 6,000.00
Design Review Guideline Revisions/Packets	$ -	$ 100.00	$ (100.00)	$ 100.00
Design Review Expenses	$ -	$ 200.00	$ (200.00)	$ 200.00
Dues and Licenses	$ -	$ 300.00	$ (300.00)	$ 300.00
Entertainment/Picnic	$ 11,119.11	$ 8,000.00	$ 3,119.11	$ 12,000.00
Income Tax	$ 424.40	$ -	$ 424.40	$ -
Insurance Liability	$ -	$ -	$ -	$ -
Insurance D&O	$ 4,976.00	$ 7,000.00	$ (2,024.00)	$ 7,000.00
Landscaping		$ -	$ -	$ -
Legal	$ 25.00	$ 5,000.00	$ (4,975.00)	$ 2,000.00
Nordic Track	$ 2,650.00	$ 3,000.00	$ (350.00)	$ 3,000.00
Lake Grant Management Contract	$ -	$ -	$ -	$ 20,000.00
Design Review Management Contract	$ -	$ -	$ -	$ -
Community Association Manager Contract	$ 60,000.00	$ 66,000.00	$ (6,000.00)	$ 72,000.00
Postage & Office Supply	$ 1,210.48	$ 2,000.00	$ (789.52)	$ 2,000.00
Newsletter	$ 102.09	$ 100.00	$ 2.09	$ 150.00
Rent	$ 1,800.00	$ 1,800.00	$ -	$ 1,800.00
Website	$ 650.00	$ 1,000.00	$ (350.00)	$ 1,000.00
Shelter Corporation	$ 1,762.00	$ 1,762.00	$ -	$ 1,762.00
Telephone Expense	$ -	$ -	$ -	$ -
Other Expense	$ -	$ 250.00	$ (250.00)	$ 250.00
Total Expenses	**$ 90,357.50**	**$ 103,912.00**	**$ (13,554.50)**	**$ 131,062.00**

INCOME IN EXCESS OF EXPENSE	**$ 28,069.35**	**$ 14,583.00**	**$ 13,486.35**	**$ 13,202.00**

Approved 2026 Capital Projects

Item	YTD 2025 Actual	2025 Budget	YTD Variance	Approved 2026 Budget
Current/Planned Capital Projects				
1. Pedestrian/Bike Paths	$ -	$ 20,000.00	$ (20,000.00)	$ 20,000.00
2. Arbor Projects	$ -	$ -	$ -	$ -
3. Lake Grant	$ -	$ 5,000.00	$ (5,000.00)	$ 5,000.00
4. Trails Improvement	$ 7,000.00	$ 10,000.00	$ (3,000.00)	$ -
5. Holiday Lighting	$ -	$ -	$ -	$ 2,000.00
Total Capital Projects	**$ 7,000.00**	**$ 35,000.00**	**$ (28,000.00)**	**$ 27,000.00**