

# Budget Work Book for July 1st 2026 To June 30th 2027

Budget for  
2025 to 2026

	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total	Total
<b>Income</b>													HOA FEE 350	HOA Fee 325
Common Fees Rec	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 151,200.00	\$ 140,400.00
Interest / CD	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00	
<b>Expenses Gen</b>													\$ 151,800.00	\$ 140,400.00
Electric 10% INC	\$ 108.46	\$ 119.28	\$ 103.91	\$ 120.29	\$ 137.05	\$ 139.36	\$ 160.15	\$ 143.51	\$ 131.40	\$ 133.43	\$ 131.00	\$ 130.00	\$ 1,557.84	\$ 1,920.76
Water 6% INC			\$ 180.00			\$ 180.00			\$ -			\$ 180.00	\$ 540.00	\$ 765.00
Trash	824.00	824.00	824.00	824.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	2,300.00	\$ 11,056.00	\$ 10,473.00
Snow Plowing							\$ 2,300.00	\$ 2,300.00	\$ 2,300.00	\$ 2,300.00			\$ 9,200.00	\$ 9,200.00
Sand Salt						\$ 500.00	\$ 2,100.00		\$ 2,100.00				\$ 4,700.00	\$ 2,250.00
Lawn Care	\$ 1,100.00	\$ 1,100.00	\$ 700.00	\$ 1,100.00	\$ 3,600.00					\$ 3,500.00	\$ 700.00	\$ 1,000.00	\$ 12,800.00	\$ 13,800.00
Tree Removal	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 835.00	\$ 10,020.00	\$ 10,020.00
Mulch									\$ 900.00				\$ 900.00	\$ 750.00
<b>Operating Expenses</b>														
Insurance	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 23,220.00	\$ 22,406.16
Worker comp												\$ 650.00	\$ 650.00	\$ 612.00
Board Ins	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 208.34	\$ 2,500.08	\$ 2,500.08
Printing / Payment Books	\$ 175.00												\$ 175.00	\$ 175.00
Postage	\$ 50.00												\$ 50.00	\$ 50.00
PO BOX					\$ 200.00								\$ 200.00	\$ 200.00
Attorney					\$ 1,200.00								\$ 1,200.00	\$ 1,200.00
Taxes/ Accounting										\$ 200.00			\$ 200.00	\$ 500.00
State Registration / CIA							\$ 50.00						\$ 50.00	\$ 300.00
Fire Inspection	\$ 755.00												\$ 755.00	\$ 755.00
<b>Maintenance Expenses</b>														
Interior Unit Repair	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00	\$ 1,500.00
Exterior repair	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 10,800.00	\$ 12,423.00
Asphalt											\$ 1,500.00	\$ 2,100.00	\$ 3,600.00	\$ 3,600.00
Decks	\$ 800.00	\$ 200.00	\$ 206.08	\$ 600.00								\$ 800.00	\$ 2,400.00	\$ 2,400.00
<b>Other Expenses</b>														
Home Depot/ MVHW	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 300.00	\$ 300.00
Misc. Items	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 300.00	\$ 300.00
<b>Reserves Accounts</b>														
Gen Reserves	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 18,000.00	\$ 18,000.00
Project Account	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ 34,320.00	\$ 24,000.00
													\$ 150,993.92	\$ 140,400.00
<b>Total Expense</b>	\$ 12,225.80	\$ 10,656.62	\$ 10,427.33	\$ 11,057.63	\$ 14,330.39	\$ 10,012.70	\$ 13,803.49	\$ 11,636.85	\$ 14,624.74	\$ 15,326.77	\$ 11,524.34	\$ 15,573.34	\$ 151,200.00	\$ 140,400.00