



2026 Approved Operating Budget

	2026 Budget	2025 Forecast	Variance \$	Variance %
ASSESSMENTS	567 Lots	530 Lots		
OTHER REVENUE	\$650,300	\$604,596	\$45,703	7.6%
TOTAL REVENUES	\$3,345,363	\$3,261,551	\$83,813	2.6%
OVERHEAD	\$1,311,970	\$1,164,629	\$147,342	12.7%
Golf & Recreation Access/Design Review/Insurance/Accounting/Legal/Contingency				
UTILITIES	\$252,849	\$220,782	\$32,067	14.5%
Nat.Gas/Electric/Water/Trash/Cable				
MAINTENANCE	\$1,139,350	\$1,087,262	\$52,088	4.8%
Custodial/Pool&Grounds Staff/ Lakes/Landscaping/Pool/Fitness Center/ Ladder Fuels/Owner Events/Storage				
MANAGEMENT/ADMIN	\$280,419	\$299,578	-\$19,160	-6.4%
Management/Admin/Office Supplies/Payroll Expenses				
TOTAL OPERATING EXPENSES	\$2,984,588	\$2,772,251	\$212,337	7.7%
Carry Forward (+/-) from Previous Year	-\$50,000	-\$85,000	\$35,000	-41.2%
NET EXPENSES	\$2,934,588	\$2,687,251	\$247,337	9.2%
RESERVE FUNDING*	\$390,000	\$402,485	-\$12,485	-3.1%
*excludes interest				
TOTAL EXPENSES	\$3,324,588	\$3,089,736	\$234,852	7.6%
TOTAL MONTHLY ASSESSMENT	\$360	\$365	-\$5	-1.4%
<i>Budget details available upon request</i>				