

2025-9 proposed 2026 budget						start here
		Proposed 2026 Budget(8% Increase)	Jan-Dec 2025(pro	Jan-Aug 31, 2025	Jan-Dec 2024(his	Jan-Dec 2023(historical)
Income	Assessments	???	\$39,104.00	\$19,988.80	\$38,923.71	\$38,158.80
	Total Income	???	\$39,104.00	\$19,988.80	\$38,923.71	\$38,158.80
Expense	Bank Charges & Fees	\$25.92	\$24.00	\$14.00	\$24.00	\$166.00
	Contractors <i>lawn service, snow/ice, tree removal, pav</i>	\$7,020.00	\$6,500.00	\$2,631.99	\$11,579.44	\$12,793.00
	Insurance	\$7,862.40	\$7,280.00	\$4,606.00	\$6,740.80	\$6,111.00
	Legal & Professional Services <i>accountant, QBO program, attorney</i>	\$3,240.00	\$3,000.00	\$1,015.00	\$1,540.59	\$1,128.08
	Office Supplies & Software	\$848.00	\$800.00	\$411.20	\$276.00	\$888.71
	Other Business Expenses <i>payroll, bookkeeping</i>	\$1,171.80	\$1,085.00	\$361.84	\$1,085.52	\$1,078.22
	QuickBooks Payments Fees	\$918.00	\$850.00	\$559.49	\$815.90	\$839.07
	Repairs & Maintenance <i>groundsman, gutters</i>	\$7,560.00	\$7,000.00	\$1,776.40	\$6,819.72	\$6,058.88
	Taxes & Licenses <i>payroll taxes</i>	\$2,160.00	\$2,000.00	\$1,247.02	\$1,923.94	\$2,451.40
	Utilities	\$6,460.00	\$6,000.00	\$3,927.00	\$6,450.20	\$5,936.32
	Job Supplies	\$324.00	\$300.00		\$321.52	\$288.42
	Management Company	\$14,000.00				
	Total Expenses	\$61,410.12	\$34,639.00	\$16,549.94	\$37,577.63	\$37,719.08
Net Income			\$4,465.00	\$3,438.86	\$1,346.08	-\$1,562.48
Cost per townhouse	divided cost per townhouse / year	\$571.22	\$384.83		\$417.53	\$418.10
	cost of each assessment (every 6 months)	\$285.61	\$192.44		\$208.76	\$209.55
	divided cost per townhouse / month	\$47.60	\$32.07		\$34.79	\$34.93
	actual assessments (every 6 months)		\$243.00		\$227.00	\$216.00
	actual / assessment / month		\$40.50		\$37.83	\$36.00
	add 10% buffer to assessment					
	proposed new assessment	\$313.50 + 10% option				
	proposed new assessment / month	\$52.25				
	Increase from 2025 approximately \$15.00 per month					

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