

**2026 Budget
Approved**

	2026	2025	2025	2025	
	Approved	12 Months	Budget	over +	
Revenues , \$	Budget	Actual	12 months	under ()	
Assessment Property Owner (1)	\$ 196,310	\$ 194,938	\$ 196,282	\$ (1,344)	
Special Assesment for Roads (2)	\$ 116,400	\$ 116,400	\$ 116,400	\$ (0)	
Delinquent and Interest Fees (3)	\$ -	\$ 26,418	\$ -	\$ 26,418	
Non-Resident Swim Fees	\$ 1,200	\$ 800	\$ 3,600	\$ (2,800)	
Clubhouse Rental Fees	\$ 1,800	\$ 1,800	\$ 2,000	\$ (200)	
Other income (4)	\$ 2,500	\$ 8,031	\$ -	\$ 8,031	
Interest income	\$ 40	\$ 42	\$ 40	\$ 2	
Total Revenues, \$	\$ 318,250	\$ 348,429	\$ 318,322	\$ 30,107	
Expenses, \$				\$ -	
Property Management Co.(5)	\$ 21,392	\$ 20,894	\$ 20,882	\$ 12	
Accounting services	\$ 600	\$ 466	\$ 550	\$ (84)	
Professional - Legal	\$ 6,000	\$ 8,064	\$ 6,000	\$ 2,064	
Office Exp., Invoice process, printing	\$ 400	\$ 307	\$ 480	\$ (173)	
Collection Processing Fees	\$ 20	\$ 5	\$ 220	\$ (215)	
Postage	\$ 2,500	\$ 2,142	\$ 3,000	\$ (858)	
Insurance Expense	\$ 12,000	\$ 12,093	\$ 8,100	\$ 3,993	
Utilites Club - Electrical	\$ 10,000	\$ 9,219	\$ 7,805	\$ 1,414	
Utilities Club-Gas	\$ 1,500	\$ 1,150	\$ 1,500	\$ (350)	
Utilities -Sewer& Water	\$ 4,000	\$ 3,975	\$ 4,000	\$ (25)	
Utilites - Street Lights	\$ 21,000	\$ 21,298	\$ 20,000	\$ 1,298	
Utilites - Fountain Electrical	\$ 2,500	\$ 1,708	\$ 1,214	\$ 494	
Newsletter/Website	\$ 500	\$ 420	\$ 500	\$ (80)	
Real Estate, FIT & local Taxes	\$ 3,600	\$ 10	\$ 3,600	\$ 3,590	
Pool repairs contract labor	\$ 3,000	\$ 792	\$ 7,000	\$ (6,208)	
Pool - cleaning & chemicals	\$ 14,000	\$ 15,543	\$ 10,000	\$ 5,543	
Pool - Facilities Manager	\$ 12,400	\$ 11,600	\$ 12,800	\$ (1,200)	
Pool - Summer Memberships comm	\$ 150	\$ 200	\$ 450	\$ (250)	
Pool - Life Guards	\$ 12,713	\$ 12,293	\$ 8,813	\$ 3,480	
Pool - Keys	\$ -	\$ (200)	\$ -	\$ (200)	
Maintenance - Clubhouse	\$ 15,000	\$ 20,419	\$ 15,000	\$ 5,419	
Association Events	\$ 750	\$ 521	\$ 500	\$ 21	
Maintenance - General	\$ 500	\$ 740	\$ -	\$ 740	
Maintenance - Grass mowing	\$ 19,800	\$ 21,450	\$ 19,800	\$ 1,650	
Maintenance - Landscaping inc tree	\$ 5,000	\$ 3,400	\$ 6,000	\$ (2,600)	
Maintenance - Mowing Row	\$ 4,000	\$ 4,600	\$ 4,000	\$ 600	
Maintenance - Street (6)	\$ 116,400	\$ 145,534	\$ 116,400	\$ 29,134	
Maintenance. - Lakes & Fountains	\$ 3,000	\$ 6,319	\$ 3,000	\$ 3,319	
Maintenance - Ditches	\$ 12,000	\$ 10,410	\$ 13,000	\$ (2,590)	
Maintenance - Fence repair	\$ -	\$ -	\$ 1,000	\$ (1,000)	
Maintenance - Tennis court	\$ -	\$ 735	\$ 1,000	\$ (265)	
Maintenance - Signage	\$ -	\$ 5,274	\$ 7,000	\$ (1,726)	
Miscellaneous (7)	\$ 500	\$ 16,954	\$ 500	\$ 16,454	
Reserve for Capital Projects	\$ 12,864	\$ 12,864	\$ 12,864	\$ -	
Reserve for Streets	\$ -	\$ -	\$ -	\$ -	
Reserve Interest	\$ -	\$ -	\$ 10	\$ (10)	
Total Expenses	\$ 318,089	\$ 371,200	\$ 316,988	\$ 61,392	
Net Income	\$ 161	\$ (22,771)	\$ 1,334	\$ (24,105)	
2025 BUDGET NOTES					
(1) 2025 - 280 houses @ \$686.40/house and 11 lots @ \$343.20/undeveloped lot. (accrued income).					
(2) 2025 Special assessment for street maintenance and repair, 291 lots @\$400/lot. (accrued income)					
(3) Revenues include late fees and interest.					
(4) Revenues include fine income, collection processing fees, accrued interest/ legal fees, key card sales & pool income					
(5) 2025 GNO Property management fee based on 291 lots at \$5.98/lot					
(6) Pothole & crack filling for all streets.					
(7) Write off of uncollectible assessments, \$16,954					
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(5) 2026 GNO Property management fee based on 291 lots at \$6.13/lot					
(6) Full depth patching & overlay - Bent Tree Court					