2026 ANNUAL BUDGET APPROVED

Income	04.2026 - 03.2027	NOTES:
Association Dues	$583,080.00	226 Homes X $215 X 12 Months
Interest Income	$326.00	
RV Parking Fees	$4,300.00	
Total Income	**$587,706.00**	

Expenses

PROFESSIONAL FEES		
HOA Management	$24,408.00	
HOA Management - special fees	$10,000.00	
Facilitator (Kim)	$26,400.00	
Legal/State Registrations/Professional Services	$20,000.00	
Audit/Accountant	$5,000.00	
TOTAL PROFESSIONAL FEES	**$85,808.00**	
LANDSCAPING		
Landscape Maintenance-Contract	$247,100.00	
Repair / Maintenance / Grounds	$17,500.00	Includes $10,000 for Periwinkle Ct Drainage
Landscape Trees/Shrubs	$20,000.00	Deep Tree Fertilization/Replacement
Irrigation System Repair/Maintenance	$10,000.00	
TOTAL LANDSCAPING	**$294,600.00**	
MAINTENANCE		
Exterior Painting	$12,000.00	
Gutter	$13,500.00	
Fence/Handrail	$14,000.00	
HVAC	$28,000.00	
Snow Removal	$14,000.00	
Clubhouse Cleaning	$7,500.00	
Facilities Maintenance	$6,550.00	Club House, Library, Etc.
RV Parking Maintenance	$1,000.00	
TOTAL MAINTENANCE	**$96,550.00**	

2026 ANNUAL BUDGET

ADMINISTRATION		
Phone/Internet	$1,600.00	
Insurance	$8,000.00	
Pump House	$8,250.00	Utilities/Repairs
Gas/Electric	$4,800.00	
Irrigation Water	$2,800.00	
Water	$400.00	
Trash/Sewer	$1,200.00	
PHA Sponsored Events	$3,750.00	
Software Subscription -	$1,200.00	
Board Training	$900.00	
Office Supplies	$1,000.00	
Postage	$500.00	
Printing & Reporduction	$4,000.00	
Operating Supplis	$1,920.00	Janitorial, Library, Kitchen,& Misc Supplies
Bank Charges	$120.00	
Federal Taxes	$10,000.00	
State Taxes	$2,000.00	
TOTAL ADMINISTRATION	**$52,440.00**	
CONTRIBUTION TO RESERVE ACCOUNT	$58,308.00	
Total Expenses	$587,706.00	
Net Income	**$0.00**	