

2025 Operating Budget.		Budget 2025	YTD 2025	Difference	Notes
DECEMBER 2025					
Reserves - Capital UR		\$ 22,400.00	\$22,400.00	0.00	
Reserves - Road UR & LR		\$ 8,000.00	\$7,800.00	200.00	
Total Reserves		\$30,400.00	\$30,200.00	\$200.00	
OPERATING INCOME					
Dues-Upper Ridge (28 units)		\$141,120.00	\$141,120.00	0.00	
Dues-Lower Ridge (12 units)		\$7,488.00	\$6,864.00	624.00	
Due From Reserves	9.001	\$0.00	\$55,748.00	-55,748.00	
Roof Assessment	9.002	\$0.00	\$35,280.00	-35,280.00	
Transfer Fee	9.002	\$25.00	\$50.00	-25.00	
Interest Income	9.005	\$5,000.00	\$7,143.25	-2,143.25	
Total Operating Income		\$153,633.00	\$246,205.25	-\$92,572.25	
EXPENSE BUDGET					
Building Maintenance Expense					
Painting	10.001	\$15,500.00	\$7,442.91	8,057.09	
Septic	10.002	\$3,000.00	\$5,355.00	-2,355.00	
Miscellaneous Maintenance Expense	10.003	\$3,000.00	\$555.41	2,444.59	
Wells & Well Pumps	10.004	\$0.00	\$2,637.50	-2,637.50	
Deck Repairs	10.005	\$5,000.00	\$9,389.72	-4,389.72	
Pavement, Sidewalk & Patio Repairs	10.007	\$6,969.00	\$15,333.19	-8,364.19	
Total Building Maintenance		\$33,469.00	\$40,713.73	-7,244.73	
Landscape Maintenance					
Landscape Improvements	20.001	\$2,000.00	\$4,564.64	-2,564.64	
Lawn & Landscape Maintenance - UR	20.002	\$50,000.00	\$30,851.73	19,148.27	
Lawn & Landscape Maintenance - Common	20.003	\$7,500.00	\$3,708.25	3,791.75	
Total Lawn Maintenance		\$59,500.00	\$39,124.62	20,375.38	
Snow Removal					
Roads	30.001	\$ 7,000.00	9,936.00	-2,936.00	
Drives and Walks	30.002	\$ 22,000.00	10,592.00	11,408.00	
Total Snow Management		\$ 29,000.00	20,528.00	8,472.00	
Insurance					
Liability	40.001	\$ 16,664.00	24,305.63	-7,641.63	
Umbrella	40.002	\$ 500.00	234.00	266.00	
Total Insurance		\$ 17,164.00	24,539.63	-7,375.63	
Other Expenses					
Garbage Collection	50.001	\$8,250.00	\$8,298.36	-48.36	
Asphalt Project	60.001	\$0.00	\$20,468.00	-20,468.00	
Tax Preparation	60.003	\$200.00	\$165.00	35.00	
Bank Charges	60.004	\$0.00	\$0.00	0.00	
Board Expenses	60.005	\$50.00	\$159.52	-109.52	
Due To Reserves	60.006	\$0.00	\$30,200.00	-30,200.00	Included or not?
Utilities - Electric	60.007	\$5,000.00	\$4,246.26	753.74	
Taxes	60.008	\$1,000.00	\$1,691.00	-691.00	
RoofRepair/Replacement	60.009	\$0.00	\$71,442.00	-71,442.00	
Total Other Expenses		\$14,500.00	\$136,670.14	-122,170.14	
Total Operating Expenses		\$ 153,633.00	\$261,576.12	-107,943.12	
Total Operating Income From Above		\$ 153,633.00	\$246,205.25	-92,572.25	
Net Operating Surplus/(Deficit)		\$0.00	-\$15,370.87	-\$15,370.87	
Monthly Operating Assessment UR:		\$ 420.00			Same as 2024
Monthly Operating Assessment LR:		\$ 52.00			Same as 2024
Annual Condo Building Reserve Assessment UR		\$ 800.00			Increase of \$150
Annual Roadway Reserve Assessment LR & UR		\$ 200.00			Same as 2024