

WILDERNESS NORTH CONDO ASSOC
2026 BUDGET

c.h.s.

<u>OPERATING BUDGET</u>	<u>Annual Budget</u>
REVENUES	
Operating Revenue	\$261,120
Interest Income	\$7,500
TOTAL REVENUES	<u>\$268,620</u>
OPERATING EXPENSES	
<i>Admin</i>	
Insurance	\$46,000
Legal Fees	\$3,000
Misc (postage, supplies, etc.)	\$500
Professional Fees	\$2,250
Storage Shed	\$1,625
Reserve Study	\$0
Sales Tax	\$1,500
<i>Buildings Maintenance</i>	\$30,000
<i>Snow Removal - Contract</i>	\$50,000
<i>Landscaping Contract</i>	\$56,520
<i>Landscaping/Special Projects</i>	\$47,730
<i>Patios/Sidewalks</i>	\$2,000
<i>Roads (repair)</i>	\$0
<i>Irrigation</i>	\$11,000
<i>Wildlife Control</i>	\$3,000
<i>Utilities</i>	
Electricity	\$750
Water	\$8,500
TOTAL OPERATING EXPENSES:	<u>\$264,375</u>
OPERATING SURPLUS (DEFICIT)	<u><u>\$4,245</u></u>
<u>RESERVES</u>	
BEGINNING OF THE YEAR	\$361,363
RESERVE CONTRIBUTIONS	\$133,680
RESERVE EXPENDITURES	
Patios/Sidewalks Replacement	\$3,000
Landscaping	\$4,000
Windows/Patio Doors	\$37,000
New Roofs	\$50,000
Painting	\$40,000
TOTAL RESERVE EXPENDITURES:	<u>\$134,000</u>
END OF THE YEAR	<u><u>\$361,043</u></u>
RESERVE SURPLUS (DEFICIT)	<u><u>(\$320)</u></u>
COMBINED OPERATING & RESERVE SURPLUS	<u><u>\$3,925</u></u>

Notice: The above information is considered private and for the exclusive use by Wilderness North Board of Directors & residents.