TUCKAWAY CREEK
OPERATING BUDGET

		2025 Per Year	2025 Per Month	2025 Per Unit	2026 Per Year	2026 Per Month	2026 Per Unit
INCOME							
101	Current Fees	127,200.00	10,600.00	265.00	134,400.00	11,200.00	280.00
102	Advanced Maint Fees						
103	Delinquent Fees						
104	Late Fees						
105	Other						
TOTAL INCOME		127,200.00	10,600.00	265.00	134,400.00	11,200.00	280.00
DISBURSEMENTS							
Utilities							
201	Electric	2,448.00	204.00	5.10	2,592.00	216.00	5.40
202	Gas	1,444.80	120.40	3.01	902.40	75.20	1.88
203	Pool Phone	528.00	44.00	1.10	528.00	44.00	1.10
TOTAL UTILITIES		4,420.80	368.40	9.21	4,022.40	335.20	8.38
MAINTENANCE GENERAL							
301	Emergency Snow	840.00	70.00	1.75			
302	Snow/Grounds	41,352.00	3,446.00	86.15	40,502.40	3,375.20	84.38
303	Trees	1,032.00	86.00	2.15	360.00	30.00	0.75
304	Beauty	240.00	20.00	0.50	960.00	80.00	2.00
305	Pool Maintenance	11,251.20	937.60	23.44	10,502.40	875.20	21.88
306	Supplies	451.20	37.60	0.94	451.20	37.60	0.94
TOTAL MAINTENANCE GENERAL		55,166.40	4,597.20	114.93	52,776.00	4,398.00	109.95
MAINTENANCE REPAIRS							
401	Building Repairs/Maint.	672.00	56.00	1.40	672.00	56.00	1.40
402	Electrical	1,008.00	84.00	2.10	1,008.00	84.00	2.10
403	Roofing	504.00	42.00	1.05	504.00	42.00	1.05
TOTAL MAINTENANCE REPAIRS		2,184.00	182.00	4.55	2,184.00	182.00	4.55
ADMINISTRATIVE							
501	Office Supplies/Postage	840.00	70.00	1.75	792.00	66.00	1.65
502	P O BOX	216.00	18.00	0.45	216.00	18.00	0.45
503	Management Fee	10,080.00	840.00	21.00	10,560.00	880.00	22.00
504	Legal Fees	504.00	42.00	1.05	504.00	42.00	1.05
505	Tax Prep.	360.00	30.00	0.75	360.00	30.00	0.75
TOTAL ADMINISTRATIVE		12,000.00	1,000.00	25.00	12,434.00	1,036.00	25.90
RESERVE ACCOUNTS							
601	Capital Reserve	20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
602	Insurance Reserve	32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21
603	Roadway						
TOTAL RESERVE ACCOUNTS		53,427.20	4,452.27	111.31	62,985.60	5,248.80	131.22
TOTAL DISBURSEMENTS		127,198.40	10,599.87	265.00	134,402.00	11,200.00	280.00

TUCKAWAY CREEK
RESERVE BUDGET

		2025 Per Year	2025 Per Month	2025 Per Unit	2026 Per Year	2026 Per Month	2026 Per Unit
REPLACEMENT RESERVE							
INCOME CAPITAL RESERVE							
C01	Reserve Deposits	20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
C02	Interest - Savings						
C03	Transfer Fees						
TOTAL INCOME CAPITAL RESERVE		20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
CAPITAL RESERVE							
EXPENSES CAPITAL RESERVE							
C01	Roadway	2,016.00	168.00	4.20			
C02	Electrical						
C03	Taxes				240.00	20.00	0.50
C04	Pool & Fence	2,016.00	168.00	4.20	1,440.00	120.00	3.00
C05	Concrete/Mudjacking				3,600.00	300.00	7.50
C06	Boardwalk/Grounds	16,795.20	1,399.60	34.99	16,804.80	1,400.40	35.01
C07	Contingency						
TOTAL EXPENSES CAPITAL RESERVE		20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
INSURANCE RESERVE							
INCOME INSURANCE RESERVE							
101	Reserve Deposits	32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21
102	Interest - Savings						
103	Insurance Proceeds						
104	Insurance Rebates						
TOTAL INCOME INSURANCE RESERVE		32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21
INSURANCE RESERVE							
EXPENSES INS RESERVE							
101	Multi-Peril	32,600.00	2,716.67	67.92	40,300.80	3,358.40	83.96
102	Worker's Comp.						
103	Umbrella				600.00	50.00	1.25
TOTAL EXPENSES INSURANCE RESERVE		32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21

TUCKAWAY CREEK
RESERVE ALLOCATIONS BUDGET

REPLACEMENT RESERVE		2025 YEAR END BALANCES	2026 ALLOCATIONS	PROJECTED RESERVE BALANCES	2026 PROJECTED EXPENDITURES	2026 YEAR END BALANCES
C01	Roadway	9,316.80				9,316.80
C02	Electrical	2,000.00				2,000.00
C03	Taxes		240.00			240.00
C04	Pool & Fence	12,937.42	1,440.00			14,377.42
C05	Concrete/Mudjacking	3,523.22	3,600.00			7,123.22
C06	Ground/Boardwalk	1,693.31	16,804.80			18,498.11
C07	Contingency	1,859.57				1,859.57
TOTAL REPLACEMENT RESERVE		31,330.32	22,084.80			53,415.12

Roadway

Savings Acct.	12/31/2025	$150.00
C.D. matures	4/5/2026	$21,140.10
	3.929%	