Village Crossing II at Pabst Farms

2025 - ACTUAL

Budgeted Units/Month	460
Actual Units/Month	0

2026 - BUDGET

Budgeted Units/Month	492	*(480+12)*
Actual Units/Month	0	

	2025 - ACTUAL		2026	
	Budget	Act/Bdgt	Budget	Act/Bdgt
	$425	$375/$425	$425	$425
Revenue:				
Association Dues	$ 195,500	$ 183,150	$ 209,100	$ -
PY Advance Dues	$ -	$ -	$ -	$ -
New Purchase Dues (reserve acct)	$ 750	$ 2,450	$ 1,700	$ -
Total Revenue	$ 196,250	$ 185,600	$ 210,800	$ -
Capital Reserve Contributions	$ 20,000	$ 10,000	$ 30,000	$ -
New Purchase Dues (reserve acct)	$ 750	$ 2,450	$ 1,700	$ -
Net Available for Operations	$ 175,500	$ 173,150	$ 179,100	$ -
Expenses:				
Management Fee	$ -	$ -	$ -	$ -
Special Events- Misc	$ 500	$ 479	$ 500	$ -
HOA Tax Return	$ 90	$ 120	$ 120	$ -
Corp Misc (includes tax payments)	$ 25	$ 25	$ 25	$ -
Grounds (Mowing, etc)	$ 42,922	$ 34,195	$ 35,220	$ -
Clubhouse	$ 14,000	$ 11,078	$ 12,000	$ -
Landscape Materials/Service	$ -	$ 8,728	$ 10,000	$ -
Snow Removal	$ 25,000	$ 28,200	$ 32,000	$ -
Misch - Mulch	$ 24,080	$ 24,150	$ -	$ -
Irrigation System/Repair	$ 3,000	$ 2,052	$ 2,500	$ -
Water for Irrigation	$ 7,200	$ 4,588	$ 5,000	$ -
Genrl Bldg Maint	$ 8,000	$ 8,105	$ 10,000	$ -
Paving Repairs & Sealing	$ 3,000	$ 6,450	$ -	$ -
Property Insurance	$ 40,000	$ 38,526	$ 48,301	$ -
Liability Insurance	$ 2,500	$ 2,500	$ 3,756	$ -
Total Expenses w/o Reserve	$ 170,317	$ 169,196	$ 159,422	$ -
Net Cash Flow from Operations	$ 5,183	$ 3,954	$ 19,678	$ -
Over/Under Budget				

NET OPERATIONS:	2025		2026	
	Budget	Actual (est)	Budget	Actual (est)
Operational Account Cash Balance 1/1	$ 120	$ 120	$ 4,074	$ -
PY Advance Dues	$ -	$ -	$ -	$ -
Net Cash from Operations	$ 5,183	$ 3,954	$ 19,678	$ -
CY Advance Dues	$ -	$ -	$ -	$ -
Change in Cash	$ 5,183	$ 3,954	$ 19,678	$ -
Operational Account Cash Balance	$ 5,303	$ 4,074	$ 23,752	$ -

CAPITAL RESERVE FUND:				
	Budget	Actual (est)	Budget	Actual (est)
Capital Reserve Cash Balance 1/1	$ 100,586	$ 100,586	$ 115,802	$ -
Reserve Acct Interest	$ 3,000	$ 2,766	$ 3,475	$ -
Reserve Contributions	$ 20,000	$ 10,000	$ 30,000	$ -
New Owner Contributions	$ 750	$ 2,450	$ 1,700	$ -
Taxes on Interest	$ -	$ -	$ -	$ -
Less Capital Improvements	$ -	$ -	$ -	$ -
Change in Capital Reserve	$ 23,750	$ 15,216	$ 35,175	$ -
Capital Reserve Cash Balance	$ 124,336	$ 115,802	$ 150,977	$ -