

Final 2026 VHPR Budget

		Projects		Fixed	\$	364,435	91%
				Variable	\$	37,396	9%
					\$	401,830	100%
HOA Dues (\$370 -->\$375) 1.4% Inc	\$	350,220.00	>>Assumes \$5 dues increase eff 3/1/25				
Rentals Share	\$	51,611.82					
Total Revenue	\$	401,831.82					

						% of Budget
2026 Reserve Contribution	\$	105,240	HOA	\$ 105,240.00	Fixed	26%
Insurance - HOA	\$	65,483	HOA	\$ 65,482.84	Fixed	16%
Insurance - Clubhouse	\$	3,892	SHARED	\$ 1,463.39	Fixed	1%
Water - HOA	\$	14,439	HOA	\$ 14,438.83	Fixed	4%
Water - Clubhouse	\$	1,462	SHARED	\$ 549.75	Fixed	0%
Sewer - HOA	\$	34,554	HOA	\$ 34,554.00	Fixed	9%
Sewer - Clubhouse	\$	596	SHARED	\$ 224.25	Fixed	0%
Eagle Disposal Inc.	\$	15,174	SHARED	\$ 5,705.38	Fixed	4%
Spectrum	\$	3,576	SHARED	\$ 1,344.58	Fixed	1%
Landshapers Lawn/Snow	\$	55,697	SHARED	\$ 20,942.07	Fixed	14%
Various Landscaping	\$	5,000	HOA	\$ 5,000.00	Variable	1%
Crab Tree Treatment	\$	2,374	SHARED	\$ 892.53	Variable	1%
WE Energies - HOA	\$	2,878	HOA	\$ 2,878.20	Fixed	1%
WE Energies - Clubhouse	\$	20,677	SHARED	\$ 7,774.49	Fixed	5%
Power Washing - HOA	\$	13,371	HOA	\$ 13,371.00	Variable	3%
Power Washing - Clubhouse	\$	1,991	SHARED	\$ 748.62	Variable	0%
HVAC PM	\$	1,651	SHARED	\$ 620.61	Fixed	0%
Legal Fees - Governing Docs Re-write	\$	10,000	HOA	\$ 10,000.00	Variable	2%
Ascott Pool Maintenance	\$	19,400	SHARED	\$ 7,294.40	Fixed	5%
Alex Werner	\$	5,326	SHARED	\$ 2,002.58	Fixed	1%
Tile Cleaning - Clubhouse	\$	1,475	SHARED	\$ 554.60	Variable	0%
Fire Alarm Test	\$	1,270	HOA	\$ 1,270.00	Fixed	0%
Various Painting	\$	1,500	SHARED	\$ 564.00	Variable	0%
Clubhouse Faucets	\$	1,685	SHARED	\$ 633.56	Variable	0%
ABS Accounting	\$	4,830	HOA	\$ 4,830.00	Fixed	1%
Workman Comp	\$	790	SHARED	\$ 297.04	Fixed	0%
US IRS	\$	7,500	HOA	\$ 7,500.00	Fixed	2%
Total Expenses	\$	401,830				
Revenue Less Expenses	\$	1.47				