TVC 2026 Budget

Account Name	Budget 2025	Budget 2026	Variance 2025/2026	Cost Per Unit Per Month
INCOME				
ASSESSMENT INCOME				
Association Dues	$459,000.00	$459,000.00	$0.00	$425.00
TOTAL ASSESSMENT INCOME	$459,000.00	$459,000.00	$0.00	$425.00
TOTAL INCOME	**$459,000.00**	**$459,000.00**	**$0.00**	**$425.00**
EXPENSE				
ADMINISTRATIVE EXPENSE				
Legal Expense	$12,000.00	$10,000.00	($2,000.00)	$9.26
Management Fee	$25,000.00	$25,423.32	$423.32	$23.54
Office Services	$1,500.00	$1,500.00	$0.00	$1.39
Licenses, Fees & Permits	$800.00	$0.00	($800.00)	$0.00
Insurance	$44,000.00	$50,000.00	$6,000.00	$46.30
TOTAL ADMINISTRATIVE EXPENSI	**$83,300.00**	**$86,923.32**	**$3,623.32**	**$80.48**
UTILITY EXPENSE				
Water/Sewer	$800.00	$800.00	$0.00	$0.74
Electric - Common	$500.00	$500.00	$0.00	$0.46
TOTAL UTILITY EXPENSE	**$1,300.00**	**$1,300.00**	**$0.00**	**$1.20**
REPAIR AND MAINTENANCE EXPENSE				
General Maintenance	$39,000.00	$30,000.00	($9,000.00)	$27.78
Asphalt Repairs/Sealing	$19,000.00	$0.00	($19,000.00)	$0.00
Gutter Repair/Cleaning	$5,000.00	$6,000.00	$1,000.00	$5.56
Mudjacking	$3,000.00	$3,000.00	$0.00	$2.78
Tuckpointing	$3,500.00	$1,500.00	($2,000.00)	$1.39
Painting	$18,000.00	$16,000.00	($2,000.00)	$14.81
TOTAL REPAIRS/MAINTENANCE	**$87,500.00**	**$56,500.00**	**($31,000.00)**	**$52.31**
GROUNDS				
Pond Contract/Maintenance	$7,000.00	$6,000.00	($1,000.00)	$5.56
Tree Maintenance	$10,000.00	$8,500.00	($1,500.00)	$7.87
Tree Planting	$15,100.00	$5,000.00	($10,100.00)	$4.63
Snow Removal	$49,845.60	$52,337.88	$2,492.28	$48.46
Landscape Improvements	$13,000.00	$10,000.00	($3,000.00)	$9.26
Landscape Contract	$62,245.90	$65,150.47	$2,904.57	$60.32
Mulch	$0.00	$35,476.50	$35,476.50	$32.85
TOTAL GROUNDS	**$157,191.50**	**$182,464.85**	**$25,273.35**	**$168.95**
RESERVE				
Transfer to Reserves	$129,708.50	$131,811.83	$2,103.33	$122.05
TOTAL RESERVE	**$129,708.50**	**$131,811.83**	**$2,103.33**	**$122.05**
TOTAL OPERATING EXPENSES	$459,000.00	$459,000.00	($0.00)	**$425.00**