INCOME	2026 YTD ACTUAL **	YTD Budget	Variance	2026 BUDGET
Association Dues	$ 333,220	$ 342,720	$ (9,500)	$ 456,960
Late Fees	$ 45	$ 225	$ (180)	$ 300
Transfer Investments for Roof			$ -	
Miscellaneous Income	$ 200	$ 75	$ 125	$ 100
TOTAL INCOME	**$ 333,465**	**$ 343,020**	**$ (9,555)**	**$ 457,360**
ADMINISTRATIVE				
Management Fees	$ 15,660	$ 16,218	$ 558	$ 21,624
Professional Fees		$ 225	$ 225	$ 300
Bank Fees	$ 923	$ 750	$ (173)	$ 1,000
Property Insurance	$ 29,700	$ 32,985	$ 3,285	$ 43,980
Office Supplies	$ 1,027	$ 1,500	$ 473	$ 2,000
Printing	$ 850	$ 900	$ 50	$ 1,200
Postage	$ 372	$ 750	$ 378	$ 1,000
Tax Liability	$ 2,005	$ 1,200	$ (805)	$ 1,600
Sub - Total	**$ 50,537**	**$ 54,528**	**$ 3,991**	**$ 72,704**
UTILITIES				
Electric	$ 16,916	$ 15,750	$ (1,166)	$ 21,000
Water Softener/Salt Service	$ 11,302	$ 16,500	$ 5,198	$ 22,000
Sub - Total	**$ 28,218**	**$ 32,250**	**$ 4,032**	**$ 43,000**
EQUIPMENT REPAIRS/MAINTENANCE				
Water Softener - Equipment Repair/Replacement	$ 32,040	$ 11,250	$ (20,790)	$ 15,000
Plumbing Repairs	$ 252	$ 563	$ 311	$ 750
Exterior Lighting	$ 1,238	$ 3,750	$ 2,512	$ 5,000
Water Wells		$ 4,875	$ 4,875	$ 6,500
Sub - Total	**$ 33,530**	**$ 20,438**	**$ (13,092)**	**$ 27,250**
ILDING REPAIRS/MAINTENANCE				
General Building Repairs	$ 30,457	$ 15,750	$ (14,707)	$ 21,000
Deck Painting/Maintenance		$ 5,625	$ 5,625	$ 7,500
Painting		$ 3,750	$ 3,750	$ 5,000
Siding/Trim/Fascia/Other	$ 10,657	$ 300	$ (10,357)	$ 400
Tuck Pointing/Brick Repairs		$ 1,500	$ 1,500	$ 2,000
Gutter/Downspout Repairs & Cleaning	$ 2,299	$ 1,875	$ (424)	$ 2,500
Roof/Ridge Vent/Valley Repairs	$ 64,277	$ 42,000	$ (22,277)	$ 56,000
Fire Alarm Testing/Repairs	$ 2,611	$ 1,350	$ (1,261)	$ 1,800
Pest Control	$ 1,195	$ 600	$ (595)	$ 800
Sub - Total	**$ 111,496**	**$ 72,750**	**$ (38,746)**	**$ 97,000**
GROUNDS REPAIRS/MAINTENANCE				
Pond Maintenance	$ 7,044	$ 6,000	$ (1,044)	$ 8,000
Lawn Maintenance	$ 29,065	$ 30,305	$ 1,240	$ 40,406
Landscape Improvements	$ 9,372	$ 3,750	$ (5,622)	$ 5,000
Snow Plowing	$ 13,113	$ 9,000	$ (4,113)	$ 12,000
Snow Shoveling/Walkways	$ 12,279	$ 6,375	$ (5,904)	$ 8,500
Salt Application	$ 9,823	$ 6,375	$ (3,448)	$ 8,500
Concrete/Sidewalk Repair	$ 2,500	$ 7,500	$ 5,000	$ 10,000
Asphalt Repairs/Crack Fill				
Miscellaneous Roadway Repairs		$ 33,750	$ 33,750	$ 45,000
Sub - Total	**$ 83,196**	**$ 103,055**	**$ 19,859**	**$ 137,406**
RESERVE FUND	**$ 35,000**	**$ 60,000**	**$ 25,000**	**$ 80,000**
TOTAL EXPENSES	**$ 341,977**	**$ 343,021**	**$ 1,044**	**$ 457,360**
NET INCOME/LOSS	**$ (8,512)**	**$ (1)**	**$ (10,599)**	**$ -**
Operating Account	**$ 28,889**			
Money Market	**$ 73,990**			
Investment Accounts	**$ 90,173**			
	$ 193,052		***** As of September 30, 2026***	