

FY26-27 Adopted Budget with 2 year Look Ahead

3/7/2026

	FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29
	Actual	Actual	Actual	Adopted	Proposed	Proposed
Income			\$200 per lot	\$250 per lot	\$225 per lot	\$200 per lot
Assessments	16,872	17,252	34,350	43,000	38,700	34,400
Special Assessment-One time \$200/lot	33,400					
Pilot Assess \$100/Pilot & Voluntary	1,200					
Judgement/Agreement Payment	21,081	5,000				
Legal Action Loan	0					
Other-Interest/late fees/Reimbursables	294					
Total Projected Income	72,847	22,252	34,350	43,000	38,700	34,400
Expenses						
1 Insurance	4,033	6,934	5,704	6,000	6,600	6,900
2 Maintain-Common Area	1,630	3,539	2,960	4,500	4,580	4,800
3 Legal	13,823	17,114	16,430	35,000	12,000	12,000
Repay Loan	0	12,550	0			
4 Taxes and Filing Fees	43	31	44	5	5	5
5 Annual Meeting&Picnic	464	983	800	1,000	1,045	1,100
6 Admin Costs: PO Box, Bookkeeper, Web Site, Postage, Printing, Zoom	954	4,937	4,605	7,700	14,835	10,530
Reimbursable Expenses-Legal Judgement	294	21,081	0	0	0	0
Total Projected Expenses	21,241	67,169	30,543	54,205	39,065	35,335
Income Less Expenses	51,606	-44,917	3,807	-11,205	-365	-935
Current Account Balance		66,876	21,959	25,766	14,561	14,196
Balance Remaining		21,959	25,766	14,561	14,196	13,261

Notes:

1. Bank Balance as of 2/28/26: \$25,766 . Final FY25-26.
2. Total delinquent amount as of 2/28/26: \$3,150 (4 lots)
3. Approx. 5% added to each line item for future FYs.
4. Based on 172 lots in the POA.
5. The assessment of \$250 per lot is due April 15, 2026.
6. The POA does not have reserve study or reserve account for improvements.