

**2026 BUDGET SUMMARY**  
**REDUCED BY 25%**  
**Adopted 11.4.25**

| <b>The Double Tree at<br/>Heatherridge 2026</b> | September Year to<br>Date | Projected Yr End  | 2025 Budget     | 2026 Budget       |
|---|---------------------------|-------------------|-----------------|-------------------|
| <b>REVENUE</b>                                  |                           |                   |                 |                   |
| Assessment Income                               | 118,800.00                | 158,400.00        | 158,400.00      | <b>118,080.00</b> |
| Mutual Fund Income                              | 0.00                      | 0.00              | 1,500.00        | <b>0.00</b>       |
| Late Charges                                    | 150.00                    | 200.00            | 0.00            | <b>0.00</b>       |
| Legal Income - Pass                             | 0.00                      | 0.00              | 0.00            | <b>0.00</b>       |
| Interest Income                                 | 5.25                      | 7.00              | 15.00           | <b>15.00</b>      |
| Miscellaneous Income                            | 1,249.29                  | 1,665.72          | 0.00            | <b>0.00</b>       |
| <b>TOTAL REVENUES</b>                           | <b>120,204.54</b>         | <b>160,272.72</b> | 159,915.00      | <b>118,095.00</b> |
| <b>EXPENSES</b>                                 |                           |                   |                 |                   |
| <b>Utilities</b>                                |                           |                   |                 |                   |
| Electric  | 294.70                    | 392.93            | 400.00          | <b>413.00</b>     |
| Water/Sewer                                     | 17,696.48                 | 23,595.31         | 23,140.00       | <b>24,775.00</b>  |
| Trash   | 3,868.69                  | 5,158.25          | 5,227.00        | <b>5,416.00</b>   |
| <b>Operating Costs</b>                          |                           |                   |                 |                   |
| Landscape Contract                              | 7,315.00                  | 9,753.33          | 9,405.00        | <b>8,320.00</b>   |
| Irrigation Repairs                              | 377.25                    | 503.00            | 1,500.00        | <b>1,000.00</b>   |
| Tree Maintain/Add                               | 2,321.00                  | 3,094.67          | 6,000.00        | <b>6,000.00</b>   |
| Snow Removal                                    | 1,044.00                  | 1,392.00          | 3,500.00        | <b>3,300.00</b>   |
| Misc Grounds Maint                              | 7,038.00                  | 9,384.00          | 7,500.00        | <b>7,110.00</b>   |
| Lighting Maintenance                            | 0.00                      | 0.00              | 1,000.00        | <b>800.00</b>     |
| Building Maintenance                            | 25.00                     | 33.33             | 2,000.00        | <b>10,000.00</b>  |
| Plumbing Repairs                                | 0.00                      | 0.00              | 1,500.00        | <b>1,500.00</b>   |
| Concrete Repars                                 | 7,906.00                  | 10,541.33         | 500.00          | <b>3,000.00</b>   |
| Roof/Gutter Maintenace                          | 0.00                      | 0.00              | 5,000.00        | <b>6,000.00</b>   |
| <b>Administration</b>                           |                           |                   |                 |                   |
| Management                                      | 12,514.50                 | 16,686.00         | 16,686.00       | <b>17,187.00</b>  |
| Administration                                  | 2,340.15                  | 3,120.20          | 824.00          | <b>824.00</b>     |
| Insurance                                       | 38,852.84                 | 51,803.79         | 53,104.00       | <b>4,500.00</b>   |
| Audit/Tax Prep                                  | 0.00                      | 0.00              | 450.00          | <b>450.00</b>     |
| Bad Debt  | 0.00                      | 0.00              | 0.00            | <b>0.00</b>       |
| Legal Passthrough                               | 0.00                      | 0.00              | 0.00            | <b>0.00</b>       |
| General Counsel                                 | 2,436.50                  | 3,248.67          | 1,500.00        | <b>1,500.00</b>   |
| Miscellaneous                                   | 105.50                    | 140.67            | 183.00          | <b>0.00</b>       |
| Bank Charges                                    | 10.00                     | 13.33             | 50.00           | <b>0.00</b>       |
| Reserve Study                                   | 0.00                      | 0.00              | 0.00            | <b>0.00</b>       |
| Communty Events                                 | 0.00                      | 0.00              | 250.00          | <b>0.00</b>       |
| <b>Reserves</b>                                 |                           |                   |                 |                   |
| Reserve Transfer                                | 14,375.00                 | 19,166.67         | 16,500.00       | <b>16,000.00</b>  |
| <b>TOTAL EXPENSES</b>                           | <b>118,520.61</b>         | <b>158,027.48</b> | 156,219.00      | <b>118,095.00</b> |
| <b>NET INCOME</b>                               | 1,683.93                  | 2,245.24          | <b>3,696.00</b> | <b>0.00</b>       |