

Total Assessment (Calc)		4010 (Calc)	v. 2025
\$ 1,668,174	\$474.72	\$ 1,410,015	+12.8%

GL #	Inc/Exp	Description	2025 YTD	2025 Approved Budget	2026 Proposed Budget	Impact Per Unit (\$)	Budget (%) 2026 v 2025
4010	Income	4010 - Assessments-Resident	\$926,828	\$1,235,771		\$401.26	14.1%
4100	Income	4100 - Capitalization Fee	\$288,000	\$300,000	\$300,000	\$85.37	0.0%
4200	Income	4200 - Late Fee	\$19,905	\$18,293	\$17,921	\$5.10	-2.0%
4507	Income	4507 - S&T Tennis Court Rental Income	\$9,570	\$14,410	\$14,400	\$4.10	-0.1%
4530	Income	4530 - S&T Pool Rental - Swim Team	\$11,700	\$14,890	\$15,600	\$4.44	4.8%
4710	Income	4710 - Miscellaneous	\$4,044	\$8,100	\$2,247	\$0.64	-72.3%
4800	Income	4800 - Bank Interest - Savings Income	\$12	\$1,214	\$188	\$0.05	-84.5%
4801	Income	4801 - Bank Interest - Investment Income	\$12,279	\$7,275	\$2,250	\$0.64	-69.1%

Operating Income			\$1,272,340	\$1,599,952	\$352,606	\$100.34	-78.0%
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5610	Expense	5610 - General Maintenance & Repairs	\$3,905	\$6,482	\$2,988	(\$0.85)	-53.9%
5615	Expense	5615 - Cleaning Services	\$462		\$2,772	(\$0.79)	
5625	Expense	5625 - Pest Control	\$42		\$654	(\$0.19)	
TBD	Expense	TBD - Meeting Expense		\$900	\$1,000	(\$0.28)	11.1%
5980	Expense	5980 - Welcome Committee	\$3,545	\$7,800	\$8,400	(\$2.39)	7.7%
TBD	Expense	TBD - Other Committees		\$3,000	\$1,500	(\$0.43)	-50.0%
6120	Expense	6120 - Audit	\$4,500	\$4,725	\$4,725	(\$1.34)	0.0%
6855	Expense	6855 - Corporate Taxes	\$10,280		\$5,000	(\$1.42)	
6151	Expense	6151 - Professional Fees - Other	\$6,694	\$40,545	\$13,162	(\$3.75)	-67.5%
6160	Expense	6160 - Legal-Corporate	\$104,805	\$142,538	\$137,800	(\$39.21)	-3.3%
6162	Expense	6162 - Legal Collections	\$4,587	\$22,425	\$11,936	(\$3.40)	-46.8%
6210	Expense	6210 - Management Contract	\$250,466	\$301,100	\$392,464	(\$111.69)	30.3%
6235	Expense	6235 - Annual Report Filing	\$61	\$62	\$70	(\$0.02)	12.9%
6280	Expense	6280 - Website Administration	\$8,297	\$9,387	\$10,357	(\$2.95)	10.3%
6513	Expense	6513 - Electricity	\$45,715	\$68,712	\$63,759	(\$18.14)	-7.2%
6530	Expense	6530 - Onsite Office Telephone/Fax/Internet	\$3,216	\$4,120	\$1,725	(\$0.49)	-58.1%
6550	Expense	6550 - Water-Sewer	\$7,408	\$16,130	\$12,346	(\$3.51)	-23.5%
6570	Expense	6570 - Gas	\$110	\$220	\$216	(\$0.06)	-1.8%
6590	Expense	6590 - Trash Service	\$8,496	\$6,587	\$11,328	(\$3.22)	72.0%
6810	Expense	6810 - Insurance	\$82,213	\$121,762	\$123,256	(\$35.08)	1.2%
7130	Expense	7130 - Office Supplies	\$6,448	\$3,803	\$5,076	(\$1.44)	33.5%
7131	Expense	7131 - Office Equipment Lease/Repair	\$6,513	\$10,236	\$8,688	(\$2.47)	-15.1%
7132	Expense	7132 - Postage and Reproduction Expense	\$13,456	\$45,282	\$29,383	(\$8.36)	-35.1%
7270	Expense	7270 - Community Events	\$7,468	\$13,342	\$8,757	(\$2.49)	-34.4%
7310	Expense	7310 - Association Membership	\$2,289	\$4,488	\$4,488	(\$1.28)	0.0%
7315	Expense	7315 - Licenses/Fees/Permits	\$850	\$1,450	\$1,450	(\$0.41)	0.0%
7365	Expense	7365 - Write Off/Bad Dept Expense	\$11,367	\$7,024	\$8,525	(\$2.43)	21.4%

Operating Expense			\$593,196	\$842,121	\$871,825	(\$248.10)	3.5%
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4535	Income	4535 - S&T Summer Camp Programs	\$78,176	\$81,220	\$74,475	\$21.19	-8.3%
4541	Income	4541 - S&T Activity Room Rental	\$510	\$2,320	\$2,167	\$0.62	-6.6%

GL #	Inc/Exp	Description	2025 YTD	2025 Approved Budget	2026 Proposed Budget	Impact Per Unit (\$)	Budget (%) 2026 v 2025
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Swim & Tennis Income			\$78,686	\$83,540	\$76,642	\$21.81	-8.3%
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5405	Expense	5405 - S&T Pool Service Contract	\$7,637		\$30,820	(\$8.77)	
5410	Expense	5410 - S&T Pool Maintenance & Repairs	\$17,187	\$17,717	\$18,821	(\$5.36)	6.2%
5414	Expense	5414 - S&T Pool Supplies	\$35,099	\$43,163	\$49,139	(\$13.98)	13.8%
5415	Expense	5415 - S&T Pool Equipment	\$0		\$2,054	(\$0.58)	
5417	Expense	5417 - S&T Center Equipment	\$7,559	\$7,041	\$9,230	(\$2.63)	31.1%
5511	Expense	5511 - S&T Center Supplies	\$6,335	\$8,050	\$8,567	(\$2.44)	6.4%
5576	Expense	5576 - S&T Grounds Maintenance	\$999	\$10,900	\$10,900	(\$3.10)	0.0%
5586	Expense	5586 - S&T Tennis Court Equipment	\$2,057	\$925	\$2,029	(\$0.58)	119.4%
5611	Expense	5611 - S&T Center Repairs & Maint	\$17,279	\$29,573	\$25,347	(\$7.21)	-14.3%
5612	Expense	5612 - Electrical//Lighting Repairs	\$8,898	\$9,102	\$4,449	(\$1.27)	-51.1%
5626	Expense	5626 - S&T Center Pest Control	\$931	\$1,644	\$824	(\$0.23)	-49.9%
6169	Expense	6169 - S&T Background Checks/Staff Development	\$3,229	\$1,230	\$2,366	(\$0.67)	92.4%
6254	Expense	6254 - S&T Center Payroll	\$330,330	\$496,650	\$540,494	(\$153.81)	8.8%
TBD	Expense	TBD - Maintenance Technician			\$65,000	(\$18.50)	
6535	Expense	6535 - S&T Center Telephone/Fax/Internet	\$7,235	\$7,522	\$5,175	(\$1.47)	-31.2%
7120	Expense	7120 - S&T Summer Camp Programs	\$56,440	\$65,839	\$66,485	(\$18.92)	1.0%
7129	Expense	7129 - S&T USTA League Clinics	\$0	\$646	\$0	\$0.00	-100.0%
7414	Expense	7414 - S&T Capital Improvements	\$31,488	\$25,500	\$81,830	(\$23.29)	220.9%
7745	Expense	7745 - Contingency Fund	\$0	\$20,000	\$43,908	(\$12.50)	119.5%

Swim & Tennis Expense			\$532,703	\$745,502	\$967,438	(\$275.31)	29.8%
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Total Operating & S&T Income			\$1,351,026	\$1,683,492	\$429,248	\$122.15	-74.5%
Total Operating & S&T Expense			\$1,125,899	\$1,587,624	\$1,839,263	(\$523.41)	15.9%

4347	Expense	4347 - Appropriated Funds Replenishment	\$71,901	\$95,868	\$83,880	(\$23.87)	-12.5%
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9805	Expense	9805 - Capital Reserve Contribution	\$177,130	\$242,647	\$174,279	(\$49.60)	-28.2%
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TOTAL INCOME			\$1,351,026	\$1,683,492	\$429,248	\$122.15	-74.5%
TOTAL EXPENSES			\$1,374,929	\$1,926,139	\$2,097,422	(\$596.88)	8.9%