Country Hills Manor 2026 Budget

HOA Income	2025 Actual	2026 Budget	
Associations Dues	$424,456.34	$424,800.00	
Reinvestment Fees	$450.00	$450.00	
Clubhouse	$925.00	$1,000.00	
Late Fees	$770.00	$700.00	
Total Operating Income	$426,601.00	$426,950.00	
Expenses			
Property Mainten.(reimbursement)	$8,695.09	$8,750.00	
Property Maintenance	$19.935.69	$20,000.00	
Landscaping	$50,492.37	$50,500.00	
Legal Service	$2,196.46	$2,000.00	
Supplies	$2,848.38	$2,900.00	
Garbage Services	$25,977.49	$26,000.00	
Water and Sewer	$72,185.62	$74,700.00	
Gas	$64,659.21	$66,925.00	
Electricity (Common)	$2,957.90	$3,060.00	
Roofing Maintenance	$3,550.00	$3,600.00	
Insurance	$42,974.00	$44,870.00	
Pool Supplies	$9,853.46	$10,000.00	
Pool Repairs	$4,740.48	$21,000.00	
Light Reimbursement	$384.84	$400.00	
Water Main Repairs	$5,843.00	$5,850.00	
Painting (Bldg Maint.)	$30,000.00	$30,000.00	
Rain Gutters	$460.00	$4,300.00	
Taxes & Accounting	$688.45	$700.00	
Fence Repairs	$50.00	$100.00	
Snow Removal	$3,924.29	$4,000.00	
Reserve Deposit	$42,450.00	$42,695.00	
Management Fee	$14,700.00	$14,700.00	
Bank Fees	$10.00	$10.00	
Total Operating Expenses	$409,576.73	$437,060.00	
Net HOA Income	$17,024.27	-$10,110.00	