

SUN VALLEY ELKHORN  
ASSOCIATION  
Operations Budget 2025-26  
9 4 25 Approved

		2024-2025 Budget	2024-2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
Revenue							
	301 · Member Assessments	\$1,130,621.20	\$1,135,200.00	\$1,130,621.20	\$1,171,500.00	\$40,878.80	Increase Income by 3%
	302- Amenity Income (Opp)	\$120,000.00	\$118,772.50	\$120,000.00	\$120,000.00	\$0.00	A % of these funds have been moved from Cap Resv. - Summer of 25 was the first year for new program.
	303 · Access Fees   Racquet Sports	\$6,000.00	\$2,654.64	\$5,000.00	\$6,800.00	\$800.00	Based numbers on 3 year average. \$5 Amenity Access Fees   Racquet Sports - There has been a decline in access fee income for both tennis and pools, (based in 8/1/23 to 7/31/24).
	304 · Access Fees   Pools	\$3,600.00	\$4,241.43	\$5,000.00	\$4,200.00	\$600.00	Based on three year average \$5 Amenity Access Fees   Pools - There has been a decline in access fee income for both tennis and pools, (based in 8/1/23 to 7/31/24).
	306 · Set-Up Fees	\$6,200.00	\$5,700.00	\$6,200.00	\$5,700.00	-\$500.00	Based on three average. Title change set-up fees - Sales have reduced since the pandemic.. Google predicts that the SV Market will cont. to o be strong due to low inventory and a high demand for the area.
	310 · Lien Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	We didn't budget for this item, expecting the worst. Preparation and recording for liens (\$200 per lien) - Average annual income
	315 · Interest Income	\$3,365.00	\$1,094.37	\$2,500.00	\$3,300.00	-\$65.00	Assumes that the TD funds are returned. Treasuries @3% and Interest from banking accounts
	316 · Demand Ltr/Finance Chg	\$0.00	\$950.00	\$1,200.00	\$0.00	\$0.00	Based on \$25 for demand letters and 1.75% finance charge (3 year average)
	327 · Swim Team	\$500.00	\$0.00	\$800.00	\$500.00	\$0.00	The team has less swimmers then in prior years. (\$275.00 in income arrived in July).
	334 · Tennis Program Fees (Net)	\$140,000.00	\$28,508.68	\$120,000.00	\$140,000.00	\$0.00	This budget number will be spread in the budget over July and Sept. Proposed budget Based on opening Memorial Day, closing Labor Day.
	341 · ADC Income	\$19,000.00	\$10,050.00	\$17,500.00	\$20,000.00	\$1,000.00	the income and expense ADC lines are a wash. New home, remodeling building fees. Fewer submissions since the pandemic, a fee increase went into place
	348 · Program Income	\$10,000.00	\$7,565.45	\$9,500.00	\$8,000.00	-\$2,000.00	Income from grilling classes and other misc summer programs
	350 · Other Income	\$1,800.00	\$92.00	\$200.00	\$1,800.00	\$0.00	based on three year average. Other Income, owner list requests, merchandise sales (Hat & Visor) in 2024 the HOA received payment for an insurance claim so this income line was higher then normal, (\$63,479.53).
	409 · Bounced Check Charges	\$150.00	\$415.00	\$590.00	\$150.00	\$0.00	Based on 3 yr average
Total Revenue		\$1,441,236.20	\$1,315,244.07	\$1,419,111.20	\$1,481,950.00	\$40,713.80	Tennis fees, ADC fees, Program Fees Amty. Fees moved from cap Resv. Asmt. increase
		2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
Amenities / Operations Management Expense							
	401 · Legal	\$75,000.00	\$21,000.00	\$30,000.00	\$40,000.00	-\$35,000.00	2.5 Year average: \$39,740.00 / as of 6/10 we are on track to spend \$39,120 (plus anything for the Village Parking) Adjusted to 75K per the FC 8/22 meeting. Retainer \$1500 Mo. + 7K for extraordinary matters?.- 2022-23 fees increased of Elkhorn Springs parking, Jericho, & Community School Issues- Pending: Possible litigation: Jericho, Sag willow, Village parking and Community School Pending
	403 · Misc. Bank Charges	\$5,500.00	\$3,588.71	\$7,176.00	\$6,932.00	\$1,432.00	Three year average: \$6923 Based on three average. QB DD fees \$3 per transmission, 1.75 per check, misc. bank fees, credit card fees (SVEA & Tennis)

405 · Accounting	\$8,150.00	\$7,750.00	\$8,150.00	\$8,500.00	\$350.00	Cost based in proposal Audit & Tax Return 8,500K
410 · Meeting Expense	\$31,000.00	\$7,977.21	\$50,000.00	\$40,000.00	\$9,000.00	Three year average, \$25K, increases in annual meeting cost for online voting, and BBQ cost , and food costs for meeting, reflected in the buyer. Annual BBQ cost \$2, 0.5K, Annual Mtg=1.5K, cost for Vote now \$1500.00 Quote recd 5 23 25 )- Sue A pulled the cost of the cost of BBQ - 2203 \$24,322 / 2024 \$26,627.00 we expect that the cost in 2025 will increase due to a major vendor leaving the business and other costs going up.
411 · Director Travel	\$800.00	\$0.00	\$0.00	\$0.00	-\$800.00	Based on the first board Meeting/Board workshop with four members reimbursed an average of 200 each
415 · Office Supplies	\$8,250.00	\$6,147.35	\$8,250.00	\$8,250.00	\$0.00	
416 · Stationery	\$0.00	\$1,199.12	\$2,500.00	\$2,500.00	\$2,500.00	Letterhead, envelopes, welcome owner brochures - ordered brochures @1.3K - based on 3 yr average
417 · Statements/Checks	\$0.00	\$258.77	\$0.00	\$300.00	\$300.00	Check supply costs approx. \$259 Annually based on 2024 cost
418 · Computer, Amenity & Email Support	\$20,000.00	\$10,570.17	\$20,000.00	\$20,000.00	\$0.00	Based on 8/23 to 7/24 actual cost. Internet=5K; IT Support, office 365 & antivirus software=4K; Square POS=1K; Web hosting, Constant contact=2K; Web-site updates and event updates-2K; Zoom & Box fees=1K; Ally software updates=\$4K; computer equipment replacement=3.2K, Intuit QuickBooks./ IT help at all locations included 3 year average s 22 K
419 · Education	\$3,000.00	\$729.00	\$2,500.00	\$3,000.00	\$0.00	CAI Classes for Admin staff, (Kori, Sue, Linda and Mark) and cpr add training and Administrative staff continuing education
421 · Amenity Cards	\$900.00	\$307.80	\$900.00	\$900.00	\$0.00	Amenity card supplies: plastic cards, paper and color film (based on 3 yr average)
425 · Office Machine Maintenance	\$550.00		\$500.00	\$550.00	\$0.00	Minor repairs on office equipment
430 · Employee Health Insurance	\$38,181.00	\$20,108.90	\$32,000.00	\$30,000.00	-\$8,181.00	Health and Dental based
431 · Administrative Payroll	\$468,771.52	\$295,800.64	\$468,771.52	\$482,405.34	\$13,633.82	To be reviewed by Executive Committee -includes health, dental etch. Considers that the accounting position has been taken back to full time from pt.
431A · Admin Part-time Payroll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Summer receptionist & seasonal admin help - Eliminating Position
New Line: Seasonal Operations Mgr	\$0.00	\$0.00	\$0.00	\$32,000.00	\$32,000.00	Requested by staff and BOD Pres: This is a new position added- to provide 7 days a week Operations coverage. This position will work the 5 days a week including when the Opps mgr. is off (\$32,000.00)
431B · Program Payroll	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	(Estimated expense did not include administrative staff time working events)
432 · Payroll Taxes	\$56,949.86	\$27,147.42	\$56,949.86	\$65,000.00	\$8,050.14	Social Security - 6.2%; Medicare - 1.45%, SUTA - .448% up to 38.2K, FUTA .6% up to 7K, Ave payroll taxes - 8.4%.(Payroll Tax is now included in this line item for all departments to correspond with the annual audit.
432-a P/Rtax Allocated to Other Dept		-\$4,245.33	-\$8,490.66		\$0.00	
433 · Workers Comp Ins	\$2,875.00	\$1,194.75	\$2,389.50	\$3,000.00	\$125.00	We recommend that all workman's comp be combines to reflect a more accurate depiction. Premium for 2023-24 = \$14,375 It is split equally between management, both pools and tennis
434 · Retirement	\$9,499.55	\$6,035.69	\$9,497.55	\$25,000.00	\$15,500.45	Staffing change, 2025-2026 will need to increase. SVEA contributes 6% for qualified full-time employees to a 401(k)
440 · Postage	\$7,875.00	\$9,215.50	\$18,431.00	\$22,000.00	\$14,125.00	Postage is going up July 13th to .78 cents - we also have added mailings newsletter 4x a year and the annual mailers . Only 20% of members authorized electronic communications
441 · Subscriptions	\$155.00	\$0.00	\$155.00	\$155.00	\$0.00	CAI Membership
442 · Auto	\$2,100.00	\$1,257.83	\$2,515.66	\$2,100.00	\$0.00	Avg.\$260 month for mail, bank, ADC mileage. Current rate = .655 per mile. Used 3 yr average
443 · ADC Expense	\$19,000.00	\$8,750.00	\$17,500.00	\$19,000.00	\$0.00	The committee has requested a fee increase. No increase has been provided since 2007. Jericho and Community School. ADC meetings for new home construction, remodels etc.
444 · Recreation Committee Events	\$8,500.00	\$1,963.84	\$3,000.00	\$8,500.00	\$0.00	Supplies and Vendor payments for SVEA Events- 3 year adv.. \$8500
445 · Copier Maint Agrmt	\$10,500.00	\$9,425.47	\$11,500.00	\$12,000.00	\$1,500.00	3 Year average is 9.5 K - Printing of Brochures, Newsletters, posters, statements, etc. (Staff will increase presence of brochures & posters with the opening of the Harker Pool)
447 · Telephone	\$2,600.00	\$1,484.77	\$2,969.54	\$2,970.00	\$370.00	Ave @ \$200 mo: 3-office, 1-fax, and 1-conference line, long-distance (directory listings @ 200)
448 · Pitney Bowes Leased Equip	\$4,050.00	\$1,877.74	\$3,755.48	\$4,050.00	\$0.00	No projected increases for mail-machine/scale
Total Amenities / Operations Management Expense	\$786,706.93	\$439,545.35	\$753,420.45	\$841,612.34	\$54,905.41	increase due to:payroll,education, ADC exp.,payroll taxes

Expense Common Area		2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
	460 · Electricity	\$1,000.00	\$930.00	\$1,860.00	\$1,300.00	\$300.00	Three year average: \$1085 Expected Rate increase as of 6 12 25: A 13.09 % after January 2026 according to KTVB7
	470 · Landscaping	\$47,000.00	\$22,401.22	\$49,000.00	\$49,000.00	\$2,000.00	Landscaping Harker Center, Village Tennis, Sunrise, SVEA signs, Pools & Courts - I added a little funds for additional items that might come up and the areas around the Harker Pool that have been added. (Contracts raised to \$50 K)
	475 · Snow Removal	\$6,000.00	\$20,940.47	\$21,000.00	\$20,000.00	\$14,000.00	5 year average - \$10k three year average is 17 K Starting 2024 includes Village Pool. Based on a 3 year average +inflation - increased costs, and if needed spreading snow on courts .
	480 · Park Maintenance	\$750.00	\$119.67	\$750.00	\$750.00	\$0.00	Harker Park - sand in Volleyball pit/ Paint the lines b ball court / bocci ball court etch. For unplanned park maintenance - annual volleyball & basketball court cleanup
	483 · Pond Maintenance	\$8,200.00	\$1,300.40	\$4,000.00	\$8,200.00	\$0.00	Three year average is - \$7000. But owners expect that area be addressed The expected expense for Twin Creek Ponds. Install & Remove aerator @ VP. Prune willows, rake algae, remove debris, clean overflows, willow removal etc.
	484 · Park Supplies	\$500.00	\$0.00	\$200.00	\$1,100.00	\$600.00	Misc. park supplies and repairs (doggy bags, paint act)- In 2024/2025 the HOA used 23000 dog waste bags the cost is now \$529 annually for the dog waste bags (if purchased in bulk)
	485 · Trash Pickup	\$1,300.00	\$734.16	\$1,468.32	\$1,400.00	\$100.00	Average \$95 per month plus three extra pickups for large events
	486 · Water/Irrigation	\$9,000.00	\$2,827.33	\$8,500.00	\$9,500.00	\$500.00	Three year average is \$8,100. 2025 - No increases are indicated for 2025/2026
	487 · Open Space Maintenance	\$7,000.00	\$635.96	\$1,000.00	\$7,000.00	\$0.00	Three year average is \$2,000. For misc. repairs to O/S signs, barricades, clearing trail access corridor etc. willow & tree removal, dog bag replacement, Moved from Cap Res (1452 \$0.00 / 1477 \$0.00)
	488 · Fire Extinguishers	\$1,075.00	\$0.00	\$1,000.00	\$1,075.00	\$0.00	Oct. Scheduled Exp. Annual service of fire extinguishers at all locations & sprinkler inspection at HP & HT - Based on 3 year averages billings
	489 · Weed Control	\$9,166.00	\$14,850.00	\$27,000.00	\$10,000.00	\$834.00	14 K invoice for 2024 rec'd in 2025. Mandatory control of noxious weeds on SVEA open space. Proposed based on quote by weed specialist. In 2024 possible was addressed.
Total Common Area Expense		\$90,991.00	\$64,739.21	\$115,778.32	\$109,325.00	\$18,334.00	Increase due to: Snow removal expected increase
Expense Village Pool		2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
	500 · Water & Sewer - VP	\$1,750.00	\$683.33	\$1,750.00	\$1,750.00	\$0.00	three year average is \$1650 held the number from the 2025
	501 · Electricity - VP	\$14,715.00	\$9,509.90	\$15,000.00	\$16,800.00	\$2,085.00	Three year average: \$ 14,870. Expected Rate increase as of 6 12 25: A 13.09 % after January 2026 according to KTVB7
	502 · Natural Gas - VP	\$35,000.00	\$15,255.47	\$32,000.00	\$32,000.00	-\$3,000.00	three year average is 30 K - No rate increased have been filed for by the gas Company at this time according to the website (found under commission filing).
	503 · Maint/Repair-VP	\$7,600.00	\$14,913.00	\$20,000.00	\$9,600.00	\$2,000.00	3 year average cost is \$9600 Misc Maintenance and repairs - Moved expense from the Cap. Rep. Budget (1570 \$7,500)
	504 · Supplies - VP	\$4,000.00	\$3,489.08	\$4,000.00	\$4,900.00	\$900.00	3 year average is \$4900 Misc supplies incl. first aide, laundry soap, toilet paper etc.
	505 · Towels - VP	\$950.00	\$977.42	\$977.42	\$0.00	-\$950.00	Every other year cost - 2025 15 Doz towels purchased cost \$1000.00 Did not order towels in 2023 - towels from the Harker Pool were added to the Village Pool



	528 · Cleaning - HP	\$14,000.00	\$770.00	\$7,000.00	\$7,000.00	-\$7,000.00	Adjusted the cost to allow for the Harker hot tub to be open to owner in Nov. Forward - carpet & tile cleaning @ \$750 plus 9 hours a week deep clean @ \$45 hr. (500 in 2025)
	529 · Security Alarm - HP	\$270.00	\$0.00	\$0.00	\$0.00	-\$270.00	\$42 per quarter plus one service call @ \$100
	New Line - HP Annual Chlorine equipment inspection		\$0.00	\$0.00	\$2,500.00	\$2,500.00	Annual Chlorine equipment inspection: Estimated Cost based on 2025 inspection (2025 cost \$2,000 booked to consultants)
Total Expense Harker Pool		\$115,498.00	\$35,520.12	\$90,349.49	\$94,600.00	-\$20,898.00	
Expense Harker Structure		2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
	531 · Cleaning - HS	\$8,500.00	\$4,200.00	\$8,500.00	\$8,500.00	\$0.00	Weekly cleaning of the Harker center; window washing 1x, carpet cleaning 1x yr @ 650/ based on three year average
	532 · Electricity - HS	\$2,250.00	\$4,239.07	\$8,478.14	\$3,600.00	\$1,350.00	Three year average: \$3152 Expected Rate increase as of 6 12 25: A 13.09 % after January 2026 according to KTVB7
	534 · Natural Gas - HS	\$1,500.00	\$766.71	\$1,533.42	\$1,500.00	\$0.00	No rate increased have been filed for by the gas Company at this time according to the website (found under commission filing).
	535 · Maintenance - HS	\$3,600.00	\$6,453.38	\$8,000.00	\$3,600.00	\$0.00	\$9500= three year average, Moved expense from the Cap Res Budget (1557 \$2,500) GL available for review
	536 · Supplies -HS	\$1,000.00	\$508.78	\$1,017.56	\$1,500.00	\$500.00	Based on 2 the mid year cots.
	539 · Cable TV - HS	\$1,260.00	\$1,088.00	\$1,500.00	\$1,260.00	\$0.00	Cable, Enhanced TV for Tennis @105 Mo
	543 · Furnace Service - HS	\$1,150.00	\$0.00	\$1,150.00	\$1,150.00	\$0.00	Annual servicing of four furnaces \$950 and boiler service \$200
	555 · Water & Sewer - HS	\$1,450.00	\$251.22	\$1,450.00	\$1,450.00	\$0.00	SV Water and Sewer has no planned increases for 2025 that we can identify as of 6 10 25
	556 · Kitchen Maintenance	\$400.00	\$0.00	\$0.00	\$400.00	\$0.00	Minor repairs on appliances and replacement of small appliances
	557 · Alarm - HS	\$300.00	\$173.04	\$300.00	\$300.00	\$0.00	Budget based on prior year
Total Expense Harker Structure		\$21,410.00	\$17,680.20	\$31,929.12	\$23,260.00	\$1,850.00	Increase due to: Cleaning contract increase and Cap Res items moved to Opp.
Expense Racquet Sports		2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
	606 · Electricity - Racquet Sports	\$2,800.00	\$1,989.26	\$3,978.52	\$4,000.00	\$1,200.00	Three year average: \$ 2663 Expected Rate increase as of 6 12 25: A 13.09 % after January 2026 according to KTVB7
	607 · Carpet cleaning	\$250.00	\$0.00	\$250.00	\$300.00	\$50.00	Annual cleaning of Harker tennis building carpet completed in Sep/Oct.
	615 · Maintenance - Tennis / Har-tru	\$6,000.00	\$22,162.00	\$25,000.00	\$7,000.00	\$1,000.00	I have not added the cost of the Spoft Courts preparing the courts for the season. We are assuming that Mark Lube has returned an that the he and the new sessional ops person will open the courts. Miscellaneous repairs at the Harker and Village tennis, service water fountains, crack filling, blow out water lines used at Har-true Courts Moved from Cap. Res/ Budget (1606 \$2,500, 1661 \$0.00 &1612 \$2,500)
	616 · Water - Racquet Sports	\$1,680.00	\$2,859.52	\$3,500.00	\$2,000.00	\$320.00	Based on LY budget- no cost increase can be found on the website as of 6 14 25 /ad the water lines inspected for leaks
	617 · Alarm - Racquet Sports	\$750.00	\$555.66	\$750.00	\$750.00	\$0.00	Additional alarm at the Village Center- based on three year average
	620 · Supplies - Racquet Sports	\$2,300.00	\$4,722.92	\$5,000.00	\$3,600.00	\$1,300.00	teaching tennis balls \$480, c-clips, misc. supplies, nets- Pickel ball paddle saddle, Deep cleaning of both facilities at the start of the season (\$420 each facility), \$827 for additional quiet paddles to used a lenders paddles. Ladies Dya snacks and tennis balls
	621 · Uniforms	\$575.00	\$0.00	\$0.00	\$575.00	\$0.00	Tennis Pro and attendant uniforms, caps, shirts
	623 · Landscaping	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	Misc, Landscape, trees etc.- dead trees around the court will be half replaced this year and half in the 25/26 budget year (\$\$3500 each)

	624 · Payroll Compensation - Racquet Sports	\$125,000.00	\$18,954.39	\$125,000.00	\$124,000.00	-\$1,000.00	Proposed budget Based on opening Memorial Day, closing Labor Day. - SVEA staffing anticipated at \$38,379.00
	624 a · Payroll Taxes		\$1,194.75	\$2,389.50	\$0.00		Payroll Taxes have been moved to Administrative expense to correspond with the annual audit.
	624 b · Workers Comp	\$2,875.00	\$1,879.71	\$3,759.42	\$2,900.00	\$25.00	Premium for 2023-24 = \$11,500 It is split equally between management, both pools and tennis
	625 · Management Contract - Racquet Sports	\$8,250.00	\$3,000.00	\$8,250.00	\$8,250.00	\$0.00	Weekly management fee \$750 per week x 11 weeks for women's challenge
	626 · Telephone - Racquet Sports	\$1,800.00	\$1,000.00	\$2,000.00	\$2,000.00	\$200.00	2 Phone Lines @ \$75 each per month
	627 · Housing Stipend	\$18,000.00	\$28,460.00	\$28,460.00	\$24,000.00	\$6,000.00	3 pros housed in 2025 - Deposits due back on current leases - Housing Stipend- Rental increases unexpectedly high. Staff shopped out the rental units, Mark had 5 options and went with the 3 most cost effective.
	Total Expense Racquet Sports	\$173,780.00	\$86,778.21	\$211,837.44	\$182,875.00	\$9,095.00	Increase Due to: Vendor cost to open courts
	Expense Other	2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
	705 · Insurance - Association	\$50,000.00	\$19,685.04	\$42,000.00	\$50,000.00	\$0.00	Crime & Fiduciary Liability renews 2024, ERISA Bond @ 200 renews 2024, D&O Annual Renewal, Auto Commercial, and Umbrella. Added 10% increase. (The Harker Center had a \$170K loss) - Waiting om Estimate from Agent - Too early to obtain 6 14 25
	707 · Professional Services	\$4,000.00	\$7,807.50	\$7,807.00	\$2,500.00	-\$1,500.00	Based on 3 year adv. : \$7044.00Services for other than previously expensed, i.e., consulting, 401(k) IRS requalification, 5500 report 1.8K, etc.
	708 · Website, Communication	\$3,000.00	\$2,601.50	\$3,000.00	\$3,000.00	\$0.00	Based on the three year average. New website development Will be spending money on Website updates in 2024. Includes monthly fee.
	709 · Bank Charge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	715 · Property Taxes	\$20.00	\$14.66	\$30.00	\$15.00	-\$5.00	Bluff Parcel - this is the only open space or common area on which taxes are paid
	730- Tax Returns	\$13,000.00	\$30.00	\$500.00	\$15.00	-\$15.00	To file Idaho State tax return (no state tax on Treasury Interest) and to pay taxes Federal on Treasury interest - Tax Servies cost proposal \$8500 for 2025 - (I used the highest projected budget line).
	745 · Tools/Equipment	\$750.00	\$328.85	\$500.00	\$500.00	-\$250.00	To purchase/replace basic hand and small power tools used at pools, etc.
	749 · Bad Debts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	the system. Done on advice from Accountant
	750 · Other Expenses	\$8,000.00	\$350.00	\$2,000.00	\$6,000.00	-\$2,000.00	Based on Three year average - Darleen's parting bonus was included in the current year as well as hiring expenses. BOD Dinner=3.8K,outgoing BOD member gifts 700, employee Holiday gifts 1.5K and bonus=2.0K, damage deposits for housing 2.8K (refundable), small claims fees, recording fees, etc.
	811 · Open Space Trails	\$500.00	\$0.00	\$500.00	\$10,000.00	\$9,500.00	\$10 k included for Firewise clean up /Signs, Mapping, small equipment for trail construction
	Total Other Expense	\$79,270.00	\$30,817.55	\$56,337.00	\$72,030.00	-\$7,240.00	Increase due to: Firewise costs \$30K added and professional services
		2024-2025 Budget	2025 YTD Actual as of 6/30/25	2024/2025 Projected Year End	2025-2026 Budget	Variance from 2024/2025 budget to 2025/2026 Budget	2025-2026 Budget Explanations
	Total Amenities / Operations Management Exper	\$786,706.93	\$439,545.35	\$753,420.45	\$841,612.34	\$54,905.41	
	Total Common Area Expense	\$90,991.00	\$64,739.21	\$115,778.32	\$109,325.00	\$18,334.00	
	Total Expense Village Pool	\$136,380.00	\$87,038.93	\$161,572.04	\$148,252.00	\$11,872.00	
	Total Expense Harker Pool	\$115,498.00	\$35,520.12	\$90,349.49	\$94,600.00	-\$20,898.00	
	Total Expense Harker Structure	\$21,410.00	\$17,680.20	\$31,929.12	\$23,260.00	\$1,850.00	
	Total Expense Tennis	\$173,780.00	\$86,778.21	\$211,837.44	\$182,875.00	\$9,095.00	
	Total Other Expense	\$79,270.00	\$30,817.55	\$56,337.00	\$72,030.00	-\$7,240.00	



Total Expense		\$1,404,035.93	-\$194,015.99	\$1,421,223.86	\$1,471,954.34	\$67,918.41		
							3.6%	
							50,730	
		2024-2025 Proposed Budget	2025-2026 Proposed Budget					
Revenue		\$1,441,236.20	\$1,481,950.00	2.8%				
Total Expenses		1,404,036	\$1,471,954.34	4.8%	25/26 Op Dues Assessments			
Net		37,200	\$9,995.66	\$ 67,918	Total Properties	1,650		
				3.6%	1,171,500			
				\$50,730.48	Annual Assessment	\$710		
					Semi Annual Paymer	\$355		
Year over Year Dues Comparison		Annual Operations Dues	Annual Capital Dues	Total Annual Dues				
2024/2025		\$688.60	\$188.00	\$876.60				
Increase %		3.1%	11.7%	5.0%				
Increase Amt		\$21.40	\$22.00	\$43.40				
2025/2026		\$710.00	\$210.00	\$920.00				