

Carriage Club 2026 Budget

Board Approved: 09-24-2026 (6% Increase)			
Member Ratified: 10-22-2025			
ACCT	2026 Budget	2025 Projected Budget	2025 Budget
INCOME			
HOA DUES	\$ 391,920	\$ 370,107	\$ 370,107
MISC	\$ -	\$ -	\$ -
REIMB LEGAL	\$ 1,500	\$ -	\$ 1,500
ADMIN FEES	\$ 2,000	\$ 325	\$ 2,000
ACC/CCR FINES	\$ -	\$ 886	\$ -
LATE FEES	\$ -	\$ 328	\$ -
TOTAL INCOME	\$ 395,420	\$ 371,646	\$ 373,607
OPERATING EXPENSE			
WATER/SEWR	\$ 112,000	\$ 107,000	\$ 106,002
ELECTRIC	\$ 2,500	\$ 2,300	\$ 2,280
Total Operating Expenses	\$ 114,500	\$ 109,300	\$ 108,282
MAINTENANCE EXPENSE			
SNOW REMOVAL	\$ 10,000	\$ 12,000	\$ 12,000
LANDSCAPE CONTRACT	\$ 87,843	\$ 85,284	\$ 85,290
IRRIGATION REPAIR	\$ 13,000	\$ 12,000	\$ 13,000
GROUNDS GENERAL MAINT.	\$ 6,400	\$ 6,400	\$ 6,400
FLOWER BEDS	\$ 15,600	\$ 13,020	\$ 15,000
Total Maintenance Expenses	\$ 132,843	\$ 128,704	\$ 131,690
ADMINISTRATIVE EXPENSE			
OFFICE SUPPLIES	\$ 1,000	\$ 1,500	\$ 1,000
MGT FEE	\$ 39,000	\$ 39,000	\$ 39,000
LEGAL	\$ 4,607	\$ 4,000	\$ 5,000
AUDIT/TAX PREP	\$ 2,250	\$ 2,150	\$ 1,950
TAXES	\$ 8,000	\$ 8,911	\$ 4,500
INSUR PREM	\$ 7,000	\$ 7,460	\$ 7,460
POSTAGE	\$ 2,000	\$ 3,000	\$ 3,000
COPIES & PRINTING	\$ 2,500	\$ 2,500	\$ 2,500
MISC ADMIN	\$ 1,200	\$ 1,000	\$ 1,200
REIMBURSE LEGAL	\$ 1,500	\$ 299	\$ 1,500
SOCIAL COMM	\$ 1,500	\$ -	\$ 1,500
HOLIDAY LIGHTS	\$ 11,365	\$ 11,365	\$ 11,400
COLLECT FEES MGT	\$ 2,000	\$ 1,000	\$ 2,000
Total Administrative Expenses	\$ 83,922	\$ 82,185	\$ 82,010
RESERVE CONTRIBUTION			
RESERVES	\$ 64,156	\$ 51,625	\$ 51,625
TOTAL EXPENSES	\$ 395,421	\$ 371,814	\$ 373,607
NET INCOME (LOSS)	\$ (0)	\$ (168)	s