NEWBERRY STATION HOA 2026 BUDGET

DESCRIPTION	2024 Budget	2025 Budget	2026 Budget
INCOME			
ASSESSMENTS	$305,760	$327,600	$360,360
LATE CHARGES	$500	$500	$1,200
MISCELLANEOUS	$0	$0	$100
CLUBHOUSE RENTAL INCOME	$600	$600	$900
NON-RESIDENT POOL MEMBERSHIPS	$7,500	$9,000	$9,000
INTEREST - RESERVES	$4,500	$4,500	$2,500
TOTAL INCOME	**$318,860**	**$342,200**	**$374,060**
EXPENSES			
GROUNDS MAINTENANCE			
TREE MAINTENANCE	$10,000	$12,202	$14,000
VEHICLE TOWING	$500	$500	$0
COMMON AREA MAINTENANCE	$4,000	$4,000	$4,000
EXTRANEOUS TRASH PICKUP	$0	$0	$720
	$14,500	**$16,702**	**$18,720**
CONTRACTS			
LANDSCAPE GROUNDS CONTRACT	$33,612	$33,782	$34,795
TRASH REMOVAL	$40,000	$40,320	$42,000
PEST CONTROL	$1,600	$1,600	$1,600
SNOW SERVICES	$6,000	$6,000	$10,000
	$81,212	**$81,702**	**$88,395**
POOL/CLUBHOUSE EXPENSE			
CONTRACTED POOL MANAGEMENT	$58,500	$63,800	$63,800
POOL OPENING AND CLOSING	$4,950	$4,950	$4,950
CHEMICALS & SUPPLIES	$4,000	$4,000	$5,000
POOL MAINTENANCE	$2,629	$2,629	$2,500
BUILDINGS MAINTENANCE	$1,500	$1,500	$1,500
ELECTRICITY	$8,000	$8,000	$12,000
	$79,579	**$84,879**	**$89,750**
UTILITIES			
WATER/SEWER	$4,000	$4,000	$5,000
TELEPHONE & RELATED	$1,800	$1,800	$1,800
	$5,800	**$5,800**	**$6,800**

DESCRIPTION	2024 Budget	2025 Budget	2026 Budget
ADMINISTRATIVE			
MANAGEMENT FEE	$23,429	$25,092	$25,092
MISC BOARD EXPENDITURES	$2,000	$2,000	$2,000
ACTIVITIES COMMITTEE	$0	$2,500	$2,500
OFFICE SUPPLIES	$4,000	$1,500	$3,500
MGT REIMBURSABLES	$0	$2,500	$5,278
VIOLATION NOTICES	$0	$0	$3,800
WEBSITE/EMAIL BLASTS	$1,000	$1,000	$1,000
AUDITING, TAXES, & ACCOUNTING	$3,000	$500	$5,000
LEGAL EXPENSE	$4,000	$5,000	$5,000
LEGAL EXPENSE - COLLECTIONS	$1,000	$1,000	$1,000
INSURANCE	$7,200	$7,200	$12,000
POOL PERMIT	$200	$600	$600
PERMITS/LICENSES	$150	$150	$150
INCOME TAX	$500	$500	$2,500
MISCELLANEOUS SUPPLIES & MATERIALS	$0	$0	$400
FED/STATE REQUIRED CORP REPORT	$75	$75	$75
	$46,554	**$49,617**	**$69,895**
BUDGETED TRANSFERS TO RESERVE FUND	$90,215	$98,000	$98,000
INTEREST ALLOCATED TO RESERVES	$0	$4,500	$2,500
	$90,215	**$102,500**	**$100,500**
TOTAL EXPENSES	**$317,860**	**$341,200**	**$374,060**
NET PROFIT (LOSS)	$1,000	$1,000	$0

: