

2026 OPERATING BUDGET					
Year	2026 Budget		2025	2024	2023
	5% dues increase	no dues increase	Estimate	Actual	Actual
REVENUE (dues only)	84,448	80,444	80,444	89,663	76,250
less					
EXPENSE*	86,099	86,099	87,120	93,554	83,348
equals					
INCOME / (LOSS)	(1,651)	(5,655)	(6,676)	(3,891)	(7,098)
Expense Detail*					
Bad Debt	50	50	400	0	0
Collection Charges	60	60	60	1,475	0
Statements	0	0	1,500	1,478	2,285
Meeting Room Rentals	325	325	300	300	600
Office Supplies	0	0	480	531	255
Records Storage	0	0	540	540	957
Web Site	2,292	2,292	720	1,755	145
Annual Meeting	0	0	775	643	0
Printing & Copying	0	0	1,620	1,023	5,560
Postage	1,080	1,080	1,056	837	2,399
Insurance Premiums	4,112	4,112	2,340	2,153	2,131
Electric Service	1,596	1,596	1,596	1,567	1,526
Water Service	16,000	16,000	16,000	14,990	15,007
Trash and Recycling	31,347	31,347	29,532	30,308	29,258
Landscaping Contract	12,100	12,100	12,112	11,945	10,224
Safety & Security	0	0	1,752	1,560	1,560
Repair & Maintenance	3,000	3,000	4,000	12,115	1,689
Audit & Tax Services	450	450	550	520	695
Legal Services	1,500	1,500	1,500	316	0
Management Fees	12,000	12,000	9,600	9,312	8,781
Corporate Transparency Act	0	0	500	0	0
State Income Tax	50	50	50	50	50
AZ Corporate Commission	120	120	120	120	210
Property Tax	17	17	17	16	16

The Board of Directors has approved a 5% increase in assessments for 2026.