

Tannenbaum by the River

Approved 2026-27 Budget

Account Name	2025-26 Budget	2025-26 Forecasted Year-end	2025-26 Forecasted to Budget Var.	2026-27 Budget
Operating Income				12.9%
4200 Operating Dues	\$ 157,356	\$ 157,356	\$ -	\$ 177,716
4290 Operating Interest	\$ -	\$ 0	\$ 0	
4920 Late Fees Income	\$ -	\$ 81	\$ 81	
Total Operating Income	\$ 157,356	\$ 157,437	\$ 81	\$ 177,716
Operating Expense				
5110 General Repairs & Maintenance	\$ 10,000	\$ (9,124)	\$ 19,124	\$ 12,000
5220 Fire System Maintenance	\$ -	\$ 179	\$ (179)	
5230 Fire Mitigation	\$ -	\$ (960)	\$ 960	
5610 Grounds & Landscaping - General	\$ 4,000	\$ 2,066	\$ 1,934	\$ 4,000
5710 Snow Plowing	\$ 9,000	\$ 3,600	\$ 5,400	\$ 5,000
5720 Snow Shovelng	\$ 1,000	\$ 4,440	\$ (3,440)	\$ 4,500
5810 Electricity	\$ 6,500	\$ 11,387	\$ (4,887)	\$ 9,600
5820 Gas	\$ 5,000	\$ 1,614	\$ 3,386	\$ 2,800
5830 Internet	\$ 5,897	\$ 5,066	\$ 831	\$ 5,320
5840 Cable TV	\$ 11,200	\$ 10,478	\$ 722	\$ 11,002
5850 Trash	\$ 7,000	\$ (5,999)	\$ 12,999	\$ 10,000
5860 Water	\$ 5,800	\$ 8,525	\$ (2,725)	\$ 9,377
5870 Sewer	\$ 11,700	\$ 11,858	\$ (158)	\$ 12,451
6110 Accounting	\$ -	\$ 4,644	\$ (4,644)	\$ 1,000
6140	\$ -	\$ 37	\$ (37)	
6210 General Liability Insurance	\$ 29,139	\$ 37,743	\$ (8,604)	\$ 37,371.00
6310 Legal Fees	\$ 700	\$ 5,897	\$ (5,197)	\$ 700.00
6410 Administrative - General	\$ 500	\$ 113	\$ 387	\$ 500.00
6430 Postage	\$ 500	\$ 188	\$ 312	\$ 500.00
6450 Registration Fees	\$ -	\$ 51	\$ (51)	\$ 100.00
6480 Outside HOA Dues	\$ 13,000	\$ 11,974	\$ 1,026	\$ 13,000.00
6500 Management Fees	\$ 33,949	\$ 33,590	\$ 359	\$ 38,494.66
6900 Adjustments/Penalties	\$ -	\$ 4	\$ (4)	
6999 Reconciliation Discrepancies	\$ -	\$ 745	\$ (745)	
Total Operating Expense	\$ 154,885	\$ 138,116	\$ 16,768	\$ 177,716
Net Operating Income	\$ 2,471	\$ 19,321		\$ -
Reserve Income				0.0%
7200 Reserve Dues Income	\$ 32,400	\$ 32,400	\$ -	\$ 32,400
7310 Reserve Interest Earned	\$ 100	\$ 12	\$ (88)	\$ -
7500	\$ 55,998	\$ 55,998	\$ -	\$ -
Total Reserve Income	\$ 88,498	\$ 88,410	\$ (88)	\$ 32,400
Reserve Expense				
8200 Reserve Expenses	\$ -	\$ 77,862	\$ (77,862)	\$ 36,500
Crack Fill				\$ 2,000
Gutters and Heat Tape				\$ 2,500
Landscaping				\$ 3,000
Crawl Space Work				\$ 29,000
Total Reserve Expense	\$ -	\$ 77,862	\$ (77,862)	\$ 36,500
Net Reserve Income	\$ 88,498	\$ 10,548		\$ (4,100)
Total Income	\$ 245,854	\$ 245,847	\$ (7)	\$ 210,116
Total Expense	\$ 154,885	\$ 215,978	\$ (61,094)	\$ 214,216
Total Net Income	\$ 90,969	\$ 29,869		\$ (4,100)

	2025	2026	Total Increase	
4200 Operating Dues	\$ 157,356	\$ 177,716	12.94%	
7200 Reserve Dues	\$ 32,400	\$ 32,400	0.00%	2026/27 Dues
Total Dues	\$ 189,756	\$ 210,116	10.73%	\$ 972.76
Monthly Dues				