

<b>Cucumber Creek Estates</b>				
<b>FY2025 Budget</b>				
<b>April 2025 - March 2026</b>				
	<b>FYE2024/25</b>	<b>FYE2025</b>		
	<b>Proj. Actuals</b>	<b>Budget</b>	<b>Variance</b>	<b>2025-26 Budget</b>
<b>Income</b>				<b>-3%</b>
Operating Dues	111,366.96	111,367.00	-0.04	107,898.00
Operating Interest Earned	41.38	0.00	41.38	
<b>Total Income</b>	<b>\$ 111,408.34</b>	<b>\$ 111,367.00</b>	<b>\$ 41.34</b>	<b>\$ 107,898.00</b>
<b>Gross Profit</b>	<b>\$ 111,408.34</b>	<b>\$ 111,367.00</b>	<b>\$ 41.34</b>	<b>\$ 107,898.00</b>
<b>Expenses</b>				
Roof Repair & Maintenance	0.00	3,400.00	-3,400.00	3,400.00
Window Cleaning	9,040.00	9,200.00	-160.00	4,656.00
General Repairs & Maintenance	2,246.49	5,703.00	-3,456.51	5,000.00
Grounds & Landscaping - General	44,012.11	40,000.00	4,012.11	37,000.00
Total Snow Removal	23,261.50	20,000.00	3,261.50	24,000.00
Accounting (Taxes)	483.14	750.00	-266.86	580.00
Bank Charges	0.00	0.00	0.00	0.00
General Liability Insurance	356.04	367.00	-10.96	400.00
D&O Insurance	1,736.75	1,752.00	-15.25	1,821.00
Umbrella Insurance	600.00	615.00	-15.00	640.00
Management Fees	26,827.08	26,827.00	0.08	27,632.00
Legal Fees	296.00	2,500.00	-2,204.00	2,500.00
Meeting Expense	0.00	100.00	-100.00	100.00
Administrative - General	0.00	100.00	-100.00	100.00
Registration Fees	10.00	53.00	-43.00	69.00
<b>Total Expenses</b>	<b>\$ 108,869.11</b>	<b>\$ 111,367.00</b>	<b>-\$ 2,497.89</b>	<b>\$ 107,898.00</b>
<b>Net Operating Income</b>	<b>\$ 2,539.23</b>	<b>\$ 0.00</b>	<b>\$ 2,539.23</b>	<b>\$ 0.00</b>
<b>Other Income</b>				<b>6%</b>
Reserve Dues Income	57,268.80	57,268.79	0.01	60,775.00
Reserve Interest Earned	74.69	0.00	74.69	0.00
Gain/Loss on Investment	2,150.24	0.00	2,150.24	0.00
<b>Total Other Income</b>	<b>\$ 59,493.73</b>	<b>\$ 57,268.79</b>	<b>\$ 2,224.94</b>	<b>\$ 60,775.00</b>
<b>Reserve Expenses</b>				
<b>Concrete Patio Repair</b>	0.00	0.00	0.00	10,000.00
<b>Exterior Stain</b>	0.00	0.00	0.00	36,000.00
<b>Drainage Improvements 152 &amp; 212</b>	0.00	0.00	0.00	10,000.00
<b>Tree Plantings</b>	23,092.00	35,300.00	-12,208.00	0.00
<b>Roof Maintenance</b>	12,017.50	3,500.00	8,517.50	3,500.00
<b>Cobble - Bldg Perimeter</b>	11,570.15	0.00	11,570.15	0.00
<b>Railing Paint</b>	6,900.00	3,800.00	3,100.00	3,000.00
<b>Total Other Expenses</b>	<b>\$ 53,579.65</b>	<b>\$ 42,600.00</b>	<b>\$ 10,979.65</b>	<b>\$ 62,500.00</b>
<b>Net Other Income</b>	<b>\$ 5,914.08</b>	<b>\$ 14,668.79</b>	<b>-\$ 8,754.71</b>	<b>-\$ 1,725.00</b>
<b>Net Income</b>	<b>\$ 8,453.31</b>	<b>\$ 14,668.79</b>	<b>-\$ 6,215.48</b>	<b>-\$ 1,725.00</b>

<b>Monthly Operating Dues</b>		<b>Monthly Reserve Dues</b>	
\$656.22	Cottage	\$369.62	Cottage
\$475.87	Duplex	\$268.04	Duplex

<b>2024 Total Monthly HOA Dues</b>		<b>2025 Total Monthly HOA Dues</b>	
\$1,025.62	Cottage	\$1,026.00	Cottage
\$743.74	Duplex	\$744.00	Duplex