

Cucumber Creek Estates				
FY2026 Budget				
April 2026 - March 2027				
	FYE2025/26	FYE2026		
	Proj. Actuals	Budget	Variance	2026-27 Budget
Income				1.78%
4200 Operating Dues	107,920.92	107,898.00	22.92	109,846.94
4290 Operating Interest Earned	43.77	0.00	43.77	
Total Income	\$ 107,964.69	\$ 107,898.00	\$ 66.69	\$ 109,846.94
Gross Profit	\$ 107,964.69	\$ 107,898.00	\$ 66.69	\$ 109,846.94
Expenses				
5130 Roof Repair & Maintenance	5,620.50	3,400.00	2,220.50	4,500.00
5160 Window Cleaning	4,520.00	4,656.00	-136.00	4,520.00
5110 General Repairs & Maintenance	8,992.34	5,000.00	3,992.34	5,000.00
5610 Grounds & Landscaping - General	41,296.00	37,000.00	4,296.00	37,000.00
5710 Snow Plowing	20,510.00	24,000.00	-3,490.00	24,000.00
6110 Accounting (Taxes)	-171.00	580.00	-751.00	580.00
6210 General Liability Insurance	356.52	400.00	-43.48	370.00
6220 D&O Insurance	1,817.19	1,821.00	-3.81	1,929.94
6250 Umbrella Insurance	682.00	640.00	42.00	800.00
6500 Management Fees	27,632.04	27,632.00	0.04	28,378.00
6310 Legal Fees	-296.00	2,500.00	-2,796.00	2,500.00
6420 Meeting Expense	0.00	100.00	-100.00	100.00
6410 Administrative - General	25.79	100.00	-74.21	100.00
6450 Registration Fees	0.00	69.00	-69.00	69.00
Total Expenses	\$ 110,985.38	\$ 107,898.00	\$ 3,087.38	\$ 109,846.94
Net Operating Income	-\$ 3,020.69	\$ 0.00	-\$ 3,020.69	\$ 0.00
Other Income				15%
7200 Reserve Dues Income	60,775.08	60,775.00	0.08	70,000.00
7310 Reserve Interest Earned	63.71	0.00	63.71	0.00
7300 Gain/Loss on Investment	1,926.48	0.00	1,926.48	0.00
Total Other Income	\$ 62,765.27	\$ 60,775.00	\$ 1,990.27	\$ 70,000.00
Reserve Expenses				
Concrete Patio Repair	0.00	0.00	0.00	
Exterior Stain	31,500.00	0.00	31,500.00	77,000.00
Drainage Improvements 152 & 212	11,960.00	0.00	11,960.00	4,000.00
Tree Plantings			0.00	7,650.00
Gutter/Heat tape (202 & 208)			0.00	5,250.00
AE Property Management Fee	6,519.00		6,519.00	10,235.00
Total Other Expenses	\$ 49,979.00	\$ 62,500.00	-\$ 12,521.00	\$ 104,135.00
Net Other Income	\$ 12,786.27	-\$ 1,725.00	\$ 14,511.27	-\$ 34,135.00
Net Income	\$ 9,765.58	-\$ 1,725.00	\$ 11,490.58	-\$ 34,135.00

Monthly Operating Dues		Monthly Reserve Dues	
\$668.00	Cottage	\$426.00	Cottage
\$484.00	Duplex	\$309.00	Duplex

2025 Total Monthly HOA Dues		2026 Total Monthly HOA Dues	
\$1,026.00	Cottage	\$1,094.00	Cottage
\$744.00	Duplex	\$793.00	Duplex