Dallas Meadows - 2026 Preliminary Annual Budget

	Actual 2024 Results	Approved 2025 Budget	Preliminary 2026 Budget	Notes:
INCOME				
Assessments/Dues	$ 34,150.00	$ 34,150.00	$ 34,150.00	5 vacant ($725)+ 37 dev.($825)
Special Assessment (reserves)	$ 6,930.00	$ 6,930.00	$ 6,930.00	$165x42
Reserves Interests	$ 5,576.39	$ 6,750.00	$ 6,750.00	$200k @ 3.3%
Water Overage	$ 1,188.55	$ 800.00	$ 800.00	
Legal Covenant Enforcement	$ (1,725.00)			
Late Fees	$ 100.00			
Fines - Violation Fees				
Tap fee			$ -	
Interest on Checking Accounts	$ 132.22	$ 50.00	$ 50.00	
Other	$ 12,237.08			
TOTAL OPERATING INCOME:	**$ 58,589.24**	**$ 48,680.00**	**$ 34,950.00**	
TOTAL RESERVE INCOME			**$ 13,680.00**	
TOTAL INCOME			**$ 48,630.00**	
EXPENSES-ADMINISTRATIVE:				
Audit/Tax Preparation	$ 383.82	$ 800.00	$ 400.00	no audit planned, just returns
Transfer to reserve account		$ 13,680.00	$ 13,680.00	
Bank Charges	$ 271.99	$ 100.00	$ -	
Copies and office supplies	$ 261.15	$ 100.00	$ -	
Website management	$ 337.00	$ 250.00	$ 250.00	
Insurance - Crime & Fidelity+Umbrella	$ 3,186.54	$ 1,200.00	$ 1,372.00	
Insurance - Directors & Officers	$ -	$ 1,000.00	$ 1,000.00	
Legal - General	$ 1,772.82	$ 1,000.00	$ 4,500.00	
Community Picnic	$ -	$ -	$ 1,000.00	
Licenses/Permit Fees - CO registration		$ 75.00		
Management Fee ACCU	$ 7,969.17	$ 7,000.00	$ 7,200.00	$600/month
TOTAL ADMIN EXPENSES:	**$ 14,182.49**	**$ 25,205.00**	**$ 29,402.00**	
EXPENSES-Water System				
Water testing lab analysis	$ 213.00	$ 1,500.00	$ -	
Water operator (Pure Water Systems)	$ 15,760.48	$ 16,800.00	$ 16,200.00	$1,350/month
Chemicals, and equipment minor repair	$ 907.05	$ 2,500.00	$ 2,000.00	
TOTAL COMMON AREA EXPENSES:	**$ 16,880.53**	**$ 20,800.00**	**$ 18,200.00**	
EXPENSES-UTILITIES:				
Electric pump house+tank meter	$ 1,260.28	$ 2,000.00	$ 2,000.00	
TOTAL UTILITIES EXPENSES:	**$ 1,260.28**	**$ 2,000.00**	**$ 2,000.00**	
TOTAL OPERATING EXPENSES	**$ 32,323.30**	**$ 48,005.00**	**$ 49,602.00**	

NET INCOME (LOSS)	**$ 26,265.94**	**$ 675.00**	**$ (972.00)**

Updated: 10/18/2023