

Twenty Four HOA / The Fairway's			
FINAL - 2026 BUDGET - APPROVED			
	2025 Actual	2025 Budget	2026 Budget
<b>Income</b>			
Operating Assessment	187,120.88	184,832.00	208,038.84
Prior Year Budget Surplus	0.00	0.00	0.00
<b>Total Income</b>	<b>187,120.88</b>	<b>184,832.00</b>	<b>208,038.84</b>
<b>Gross Profit</b>	<b>187,120.88</b>	<b>184,832.00</b>	<b>208,038.84</b>
<b>Expense</b>			
<b>Administrative Expense</b>			
Accounting-Tax Preparation	350.00	400.00	350.00
Bank Charges	160.99	144.00	150.00
DORA & CO Periodic Annual Registrations	25.00	70.00	70.00
<b>Insurance Policies</b>			
Commercial Businessowner Policy (incl 2025/2026 dep of \$12k)	32,738.00	48,000.00	40,000.00
Commercial Umbrella Policy	1,880.00	1,883.00	1,880.00
Directors & Officers	1,709.00	1,633.00	1,709.00
Workers Comp Policy	352.00	352.00	352.00
<b>Total Insurance Policies</b>	<b>36,679.00</b>	<b>51,868.00</b>	<b>43,941.00</b>
Management Fee	14,640.00	14,400.00	15,840.00
Property Management Fees	0.00	50.00	50.00
Repayment Loan From Reserve Account	9,560.00	9,560.00	12,997.53
<b>Total Administrative Expense</b>	<b>61,414.99</b>	<b>76,492.00</b>	<b>73,398.53</b>
<b>Maintenance Expense</b>			
Building Maintenance - Roofing & Siding Repairs	2,776.06	1,000.00	1,000.00
Building Staining (2 Buildings)	35,540.00	32,000.00	37,000.00
Building Maintenance - Other	1,000.00	0.00	620.31
Grounds Maintenance - Pest/Lawn Control	3,550.50	0.00	4,000.00
Deck Staining	8,881.18	4,500.00	4,500.00
Irrigation	2,714.00	5,400.00	3,500.00
Landscaping	68,248.33	55,000.00	70,000.00
Snow Removal	2,400.00	5,000.00	5,000.00
Supplies	0.00	20.00	20.00
Tree Removal/Spraying	2,950.00	0.00	3,000.00
Gutter Cleaning	1,600.00	1,200.00	1,500.00
Window Washing	2,800.00	3,000.00	3,200.00
<b>Total Maintenance Expense</b>	<b>132,460.07</b>	<b>107,120.00</b>	<b>133,340.31</b>
<b>Utility Expense</b>			
Electric	180.31	200.00	250.00
Irrigation Water	1,020.00	1,020.00	1,050.00
<b>Total Utility Expense</b>	<b>1,200.31</b>	<b>1,220.00</b>	<b>1,300.00</b>
<b>Total Expenses</b>	<b>195,075.37</b>	<b>184,832.00</b>	<b>208,038.84</b>
<b>Net Ordinary Income (Budget Surplus)</b>	<b>-7,954.49</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Income</b>			
Capital Reserves Assessment	72,891.20	72,000.00	80,000.00
Interest Income (through October 31, 2025)	8,577.80	10,000.00	10,000.00
<b>Total Other Income</b>	<b>81,469.00</b>	<b>82,000.00</b>	<b>90,000.00</b>
<b>Net Income</b>	<b>73,514.51</b>		

Auto Calculation

2025/2026 Bus Policy is \$36,622.00

**DUES WORKSHEET**

Units in Service	GarCo. Assessor (Heated Area Only) Square Footage	Percent of Total	2026 Operating Assessments			2026 Reserve Assessments		2025 Quarterly Reserves Actual
			Annual Regular Assessment	Quarterly Regular Assessment	2025 Quarterly Operating Actual	Annual Reserve	Quarterly Reserve	
						\$80,000 Total	\$20,000 Total	
3360 Crystal Bridge Drive/ Doolittle / Lot 1a	2,964	4.957%	10,312.70	2,578.17	2,578.18	3,965.68	991.42	1,004.31
3380 Crystal Bridge Drive/ Covelli / Lot 1b	2,591	4.333%	9,014.91	2,253.73	2,253.73	3,466.63	866.66	877.92
3400 Crystal Bridge Drive/ Schmidt / Lot 2a	2,549	4.263%	8,868.78	2,217.20	2,217.20	3,410.43	852.61	863.69
3420 Crystal Bridge Drive/ Finby / Lot 2b	2,549	4.263%	8,868.78	2,217.20	2,217.20	3,410.43	852.61	863.69
3440 Crystal Bridge Drive/ The Liana Trust Lot / 3a	3,131	5.236%	10,893.74	2,723.44	2,723.44	4,189.12	1,047.28	1,060.90
3460 Crystal Bridge Drive/ MBS Assoc / Lot 3b	2,722	4.552%	9,470.70	2,367.68	2,367.68	3,641.90	910.47	922.31
3480 Crystal Bridge Drive/ Beers-Barney / Lot 4a	3,165	5.293%	11,012.04	2,753.01	2,753.01	4,234.61	1,058.65	1,072.42
3500 Crystal Bridge Drive/ Taylor / Lot 4b	2,752	4.603%	9,575.08	2,393.77	2,393.77	3,682.04	920.51	932.48
3520 Crystal Bridge Drive/ Dows / Lot 5a	2,549	4.263%	8,868.78	2,217.20	2,217.20	3,410.43	852.61	863.69
3540 Crystal Bridge Drive/ Grice-Sorenson / Lot 5b	2,549	4.263%	8,868.78	2,217.20	2,217.20	3,410.43	852.61	863.69
3580 Crystal Bridge Drive/ Katie Solondz / Lot 6 / 10.21.25	3,335	5.578%	11,603.52	2,900.88	0.00	4,462.06	1,115.52	0.00
3600 Crystal Bridge Drive/ Crystal Bridge @ RVR LLC / Lot 7	3,335	5.578%	11,603.52	2,900.88	0.00	4,462.06	1,115.52	0.00
3640 Crystal Bridge Drive/ O'Keefe / Lot 8a	2,549	4.263%	8,868.78	2,217.20	2,217.20	3,410.43	852.61	863.69
3660 Crystal Bridge Drive/ Butler / Lot 8b	2,549	4.263%	8,868.78	2,217.20	2,217.20	3,410.43	852.61	863.69
3680 Crystal Bridge Drive/ Abrams / 9a	2,330	3.897%	8,106.81	2,026.70	2,026.70	3,117.42	779.36	789.49
3700 Crystal Bridge Drive/ Singer / Lot 9b	2,330	3.897%	8,106.81	2,026.70	2,026.70	3,117.42	779.36	789.49
3720 Crystal Bridge Drive/ Briggs / Lot 10a	2,636	4.409%	9,171.48	2,292.87	2,292.87	3,526.83	881.71	893.17
3740 Crystal Bridge Drive/ Rice / Lot 10b	2,471	4.133%	8,597.39	2,149.35	2,149.35	3,306.07	826.52	837.26
3760 Crystal Bridge Drive/ Hogg / Lot 11a	2,591	4.333%	9,014.91	2,253.73	2,253.73	3,466.63	866.66	877.92
3780 Crystal Bridge Drive/Friedman / Lot 11b	2,591	4.333%	9,014.91	2,253.73	2,253.73	3,466.63	866.66	877.92
3800 Crystal Bridge Drive/Lytle / Lot 12a	2,591	4.333%	9,014.91	2,253.73	2,253.73	3,466.63	866.66	877.92
3820 Crystal Bridge Drive/ Hewett / Lot 12b	2,964	4.957%	10,312.70	2,578.17	2,578.18	3,965.68	991.42	1,004.31
<b>Total in Service Square Footage</b>	<b>59,793</b>	<b>100.000%</b>	<b>208,038.84</b>	<b>52,009.71</b>	<b>46,207.95</b>	<b>80,000.00</b>	<b>20,000.00</b>	<b>18,000.00</b>