

Marleigh Community Association- 2026 Draft Budget

Marleigh Community Association	2025 Budget	2025 YTD Actuals through August	2026 Budget W/out Increase	2026 Budget With Increase
DRAFT				
			SF \$93, TH \$120	SF \$103, TH \$130
INCOME				
Assessments				
Base Assessment (SF&TH)	\$257,796	\$171,864	\$257,796	\$288,100
Additional Townhome Assessments	\$14,904	\$9,936	\$14,904	\$14,904
Bad Debt Adjustment	(\$13,572)	\$0	(\$10,753)	(\$10,753)
Total Assessments	\$259,128	\$181,800	\$261,947	\$292,251
Other Assessments				
Working Capital Assessments	\$0	\$0	\$930	\$930
Assessment Allocation				
Repair & Replacement Reserves - Common	(\$37,000)	(\$24,667)	(\$52,000)	(\$52,000)
Repair & Replacement Reserves - Townhomes	\$0	\$0	\$0	\$0
Total Assessment Allocation	(\$37,000)	(\$24,667)	(\$52,000)	(\$52,000)
Other Income				
Interest Income	\$0	\$459	\$0	\$0
Interest Income - Delinquent Homeowners	\$0	\$0	\$0	\$0
Late Fee Income	\$5,000	\$3,945	\$5,000	\$5,000
Collection Charges/Legal Fees	\$4,000	-\$435	\$4,000	\$4,000
Clubhouse/Rec Income	\$3,000	\$1,700	\$3,000	\$3,000
Fines	\$45	\$0	\$45	\$45
Interest on Repair & Replacement Reserves	\$0	\$0	\$0	\$0
Interest Earned on Operating Reserves	\$0	\$0	\$0	\$0
Total Other Income	\$12,045	\$5,669	\$12,045	\$12,045
Total Income	\$234,173	\$162,802	\$221,992	\$252,296
EXPENSES				
Utilities				
Electricity-common areas & clubhouse	\$15,000	\$15,899	\$15,200	\$15,200
Electricity - street lights TH areas	\$0	\$0	\$0	\$0
Gas & Heating	\$1,700	\$1,391	\$1,900	\$1,900
Water & Sewer	\$8,000	\$0	\$8,000	\$8,000
Irrigation Water	\$1,000	\$5,425	\$0	\$0
Phone	\$2,000	\$1,614	\$2,500	\$2,500
Total Utilities	\$27,700	\$24,329	\$27,600	\$27,600
Common Area Maintenance				
Landscaping	\$5,500	\$155	\$5,500	\$5,500

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Tree Work	\$7,500	\$2,000	\$10,000	\$10,000
Street Lights	\$0	\$0	\$0	\$0
Parking Management-Townhome Areas	\$0	\$0	\$2,000	\$2,000
Pet Station Maintenance	\$5,575	\$0	\$0	\$0
Holiday Lights	\$5,000	\$0	\$5,000	\$5,000
General Repairs	\$0		\$500	\$500
Total Common Area Maintenance	\$23,575	\$2,155	\$23,000	\$23,000
Contracted Services				
Trash Removal	\$1,800	\$1,237	\$1,920	\$1,920
Dumpster	\$0	\$0	\$0	\$0
Snow Removal Common Areas	\$8,500	\$15,714	\$5,000	\$5,000
Snow Removal Townhome Areas	\$0	\$0	\$5,000	\$5,000
Grounds Maintenance	\$48,242	\$35,661	\$47,465	\$47,465
Irrigation Contract	\$0	\$0	\$500	\$500
Janitorial Contract	\$4,500	\$3,830	\$12,040	\$12,040
Pool Management Contract	\$41,875	\$41,970	\$45,900	\$45,900
Property Surveillance Options	\$3,000	\$1,211	\$0	\$0
Total Contracted Services	\$107,917	\$99,623	\$117,825	\$117,825
Pool/Clubhouse Maintenance				
Pool	\$9,813	\$8,526	\$10,000	\$10,000
Clubhouse Maintenance	\$5,000	\$2,130	\$3,000	\$3,000
HVAC Maintenance	\$0	\$0	\$1,994	\$1,994
Clubhouse Pest Control	\$0	\$1,160	\$2,080	\$2,080
Total Pool/Clubhouse Maintenance	\$14,813	\$11,816	\$17,074	\$17,074
Professional Fees				
Audit/Tax Return Preparation	\$2,915	\$1,750	\$3,000	\$3,000
Legal	\$4,850	\$0	\$5,000	\$5,000
Legal Collections	\$0	\$3,709	\$1,000	\$1,000
Management Fees	\$34,905	\$22,400	\$34,776	\$34,776
Archirectural Inspections	\$0	\$1,377	\$1,700	\$1,700
Assessment Processing Fees	\$500	\$0	\$0	\$0
Other Professional Fees	\$0	\$0	\$0	\$0
Total Professional Fees	\$43,170	\$29,236	\$45,476	\$45,476
Insurance				
Insurance	\$3,600	\$329	\$3,945	\$3,945
Total Insurance	\$3,600	\$329	\$3,945	\$3,945

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Community Programs				
Social Events/Initiatives	\$3,500	\$2,477	\$3,500	\$3,500
Total Community Programs	\$3,500	\$2,477	\$3,500	\$3,500
Administrative Expenses				
Coupon Books	\$0	\$1,287	\$1,300	\$1,300
Postage	\$1,000	\$565	\$1,000	\$1,000
Miscellaneous Administrative	\$3,100	\$1,377	\$3,200	\$3,200
Mailing Services	\$1,000	\$565	\$2,500	\$2,500
Copying & Printing Charges	\$2,000	\$2,670	\$1,000	\$1,000
Courier & Delivery	\$200	\$0	\$200	\$200
Office Supplies	\$350	\$186	\$300	\$300
Meeting Expense	\$1,000	\$0	\$2,000	\$2,000
Web Site/Internet	\$626	\$52	\$626	\$626
Total Administrative Expenses	\$9,276	\$6,702	\$12,126	\$12,126
Taxes				
Income Tax	250	0	\$250	\$250
Clean Water Tax	1500	0	\$1,500	\$1,500
Total Taxes	1750	0	\$1,750	\$1,750
TOTAL EXPENSES	\$235,301	\$176,667	\$252,296	\$252,296
NET SURPLUS (DEFICIT)	(\$1,128)	-\$13,865	(\$30,304)	\$0