	Operating expenses/checking account	2026 Budget	2026 Actuals + Yr. End Estimates	Budget 2027
Receipts				
	Homeowners Association Fees	$22,000.00	$22,000.00	$22,000.00
	Architectural Review	$1,000.00	$1,000.00	$1,000.00
	Interest Earned	$75.00	$70.53	$75.00
Total Receipts		$23,075.00	$23,070.53	$23,075.00
Expense				Assume inflation 10%
	PO Box Fee		$210.00	$231.00
	Computer and Internet Expenses			
	Domain Name Yearly	$21.99	$19.99	$21.99
	Elementor License Yearly	$53.90	$49.00	$53.90
	Hosting in 2027		$0.00	$240.00
	Consultant Assist	$93.50	$0.00	$125.00
	Webmail		$19.99	$24.99
	Franchise Tax	$25.00	$25.00	$27.50
	Homeowners Meeting Fees	$110.00	$105.00	$115.50
	Architectural Review	$1,000.00	$1,000.00	$1,000.00
	Insurance	$3,009.50	$2,394.00	$2,633.40
	Lake & Pond Management	$2,111.71	$2,026.92	$2,229.61
	Pond Outflow and Bank repair		$3,935.00	$0.00
	Landscaping & Grounds	$7,535.00	$9,680.00	$7,909.00
	Fuel Surcharge	$100.00	$86.28	$94.91
	Snow Removal Mailbox Cluster	$385.00	$360.00	$396.00
	Bio-Retention Maintenance	$0.00	$1,685.00	$1,853.50
	Arbor Care - Crape Myrtle Tree Spray	$660.00	$0.00	$0.00
	Welcome and Entertainment	$150.00	$0.00	$100.00
	General Business Expenses/Office Supplies	$220.00	$0.00	$50.00
	Postage and Delivery	$50.00	$0.00	$0.00
	Professional Fees (Accountant)			
	Accountant Fees (incl. Tax Prep fee of xxx.xx) +Monthly fee	$3,000.00	$1,700.00	$1,870.00
	Accountant for Yealy Review	$2,600.00	$0.00	$0.00
	Dead Tree Removal Open Space	$0.00	$0.00	$1,300.00
	Sussex County Tax	$27.00	$27.00	$29.70
	Reserve (Capital) Study	$3,000.00	$3,000.00	$0.00
	Contingency fund	$0.00	$0.00	$2,769.00
	Total Expenses (Cash Outflow)	$24,152.60	**$26,323.18**	$23,075.00
	Net Cash Inflow (Revenue - Exp)	-$1,077.60	-$3,252.65	$0.00
	Closing Cash Balance Estimate		**$13,060.20**	
	2027 Dues	**Per lot**		**$200.00**
	Capital Reserve Contribution			**$34.00**
	Total 2027 Dues	**Separate Checks**		**$234.00**
	Bank Balances as of 7/31/2026			
	Savings - Escrow		$ 23,505.73	
	Capital Reserve		$ 94,267.61	
	Checking - Operating Expense		$ 23,314.83	