

Summer Creek II Homeowners Association

2026 Approved Budget

		2025 APPROVED BUDGET	2026 SPENT AS OF 09/30/2025	2026 APPROVED BUDGET	
INCOME					
5010	Membership Dues/Annual Assessments	\$ 15,082.20	15,082.20	\$ 15,836.00	↑ 5% Increase (\$4.41/homeowner)
5030	Reserve Account Interest Income	480.86	480.86	480.86	
5035	Owner Interest Income	74.11	74.11	74.11	
5040	Owner Late Fee/NSF Income	15.00	15.00	15.00	
5090	Owner Admin Fees Income	-	-	-	
5110	Violation Fee Income	-	-	-	
5130	Legal Fee Income	-	-	-	
5140	Certified Mail Fee Income	77.12	77.12	77.12	
	Total Income	\$15,082.20	15,729.29	\$15,836.00	
EXPENSES					
	<u>Administrative Expenses</u>				
6030	Bank & Service Charges	48.00	51.00	48.00	
6050	Administrative Fee Payable	-	50.00	-	
6121	Management Fees	5,100.00	3,825.00	5,100.00	
6135	Accounting Services - External Tax Prep	225.00	200.00	225.00	
6145	Legal Fees	200.00	-	200.00	
6146	Insurance	1,200.00	1,409.92	1,600.00	↑
6150	Contingency - Misc. Expenses	50.00	-	50.00	
6152	Licenses & Fees	62.00	61.25	62.00	
6170	Utilities - Electric	700.00	511.67	690.00	↓
	<u>Office Expenses</u>				
6325	Office Supplies & Expenses	170.00	99.95	540.00	↑
6345	Postage	550.00	369.11	400.00	↓
	(Starting June 1, 2026, monthly backup increases from \$5/month to \$68.40/month. \$.80/per owner) Backup increase split 50/50 with AMS				
	<u>Repairs & Maintenance</u>				
6525	Landscape Maintenance (Common Areas)	4,765.00	3,855.00	4,870.00	↑
6526	Landscape Upgrades	-	-	-	
6530	Tree Maintenance Common Area	1,000.00	700.00	1,000.00	
6580	General Maintenance	662.20	-	700.00	
6585	Sign Expenses	-	-	-	
6590	Website Development	180.00	-	180.00	
	<u>Other Expenses</u>				
7940	Uncollectible A/R (Bad Debt)	-	-	-	
7960	Taxes - IRS	170.00	87.00	171.00	
	Total Expenses	15,082.20	\$ 11,219.90	15,836.00	↑
RESERVES					
9945	Reserve Expenses	-	-	-	
	Total Reserves	-	-	-	
	Total Reserves & Expenses	\$ 15,082.20	\$ 11,219.90	\$ 15,836.00	
	Total per Unit/Annually	\$ 88.20	\$ 92.61		

2026 Annual Assessment \$ 92.61

Assessments due

annually on January 1st.

*Interest applies after 30 days late

*No credit for interest on past due invoices

171 Billable Owners

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND
REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND
CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS
MAY EXCEED THE ESTIMATED COSTS.