

Summer Creek II Homeowners Association

2026 Approved Budget

		2025	2025	2026		
		APPROVED	SPENT AS OF	APPROVED		
		BUDGET	09/30/2025	BUDGET		
INCOME						
5010	Membership Dues/Annual Assessments	\$ 15,082.20	15,082.20	\$ 15,836.00	↑	5% Increase
5030	Reserve Account Interest Income		480.86			(\$4.41/homeowner)
5035	Owner Interest Income		74.11			
5040	Owner Late Fee/NSF Income		15.00			
5090	Owner Admin Fees Income		-			
5110	Violation Fee Income		-			
5130	Legal Fee Income		-			
5140	Certified Mail Fee Income		77.12			
Total Income		\$15,082.20	15,729.29	\$15,836.00		
EXPENSES						
Administrative Expenses						
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	↓	
Office Expenses						
6325	Office Supplies & Expenses	170.00	99.95	540.00	↑	(Starting June 1, 2026, monthly backup increases from \$5/month to \$68.40/month. \$.80/per owner) Backup increase split 50/50 with AMS
6345	Postage	550.00	369.11	400.00	↓	
Repairs & Maintenance						
			-			
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		
Other Expenses						
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.