HARMONY RIDGE COMMUNITY				
2026 BUDGET				
ADOPTED 03-DEC., 2025				
	2025 budget	Actuals from 1/25 -8/25	Projected Actuals 9/2025 - 12/2025	**$400 Annual Increase Adopted**
Income:				
Assessment Income - Current Year	$160,000.00	$113,493.75	$35,000.00	**$ 180,600.00**
Past Due Assessment Income	$0.00	$17,263.78		**(12,900.00)**
Collection Fee Income	$3,600.00	$1,585.40	$0.00	
	$2,500.00	$0.00	$150.00	
Work Order Income	$0.00	$625.00	$0.00	
Late Fee				**750.00**
Interest Income	$500.00	$2,748.91	$0.00	**750.00**
Fines/Violations	$0.00	$100.00	$300.00	
Lega Fees Reimb		$0.00	$0.00	**3,000.00**
Bank Interest Income	$12.00	$0.00	$0.00	
Resale Certificate Income	$350.00	$1,750.00	$0.00	**N/A**
Transfer Fee Income	$4,000.00	$19,500.00	$0.00	**11,700.00**
Tenant Registration Fee Income	$8,000.00	$5,600.00	$0.00	**10,000.00**
Water Transfer Fees	$1,000.00	$2,500.00	$0.00	**1,500.00**
Total Income	**$ 179,962.00**	**$ 165,166.84**	**$ 35,450.00**	**$ 195,400.00**
Expense:				
Administrative/Professional				
Bank Fees	$200.00	$1,617.87	$820.00	**$ 60.00**
Collection Expense	$250.00	$0.00	$150.00	**-**
Financial Management Fees	$9,684.00	$6,033.10	$201.25	**21,000.00**
Pool Attendants	$5,000.00	$4,603.00	$350.00	**5,000.00**
General Insurance	$10,228.00	$5,572.44	$2,786.24	**10,000.00**
Legal Fees (General)	$1,000.00	$2,255.66	$1,000.00	**3,000.00**
Legal Fees (Reimbursable)	$7,500.00	$614.25	$1,500.00	**3,000.00**
Office Expense	$100.00	$1,658.92	$300.00	**300.00**
Website	$200.00		$300.00	**300.00**
Facilities Maintenance				
Clubhouse Expenses	$5,500.00	$10,661.22	$2,000.00	**2,000.00**
Internet/Cable				**3,000.00**
Electricity	$18,500.00	$15,847.31	$5,500.00	**17,500.00**
Landscaping Contract/Expense	$8,000.00	$3,613.00	$5,000.00	**15,000.00**
Pool Maintenance Contract	$6,500.00	$3,625.00	$2,875.00	**6,500.00**
Pool Chemicals/Maintenance	$2,200.00	$2,260.00	$850.00	**2,200.00**
Pool Repairs	$500.00	$675.00	$1,000.00	**750.00**
Property Management Fees (Labor)	$18,000.00	$11,225.00	$15,000.00	**15,000.00**
Septic Pump & Repairs	$2,600.00	$14,868.77	$5,000.00	**3,500.00**
Snowplowing	$35,000.00	$27,830.00	$35,000.00	**35,000.00**
Water Testing	$2,500.00	$1,268.00	$800.00	**2,000.00**
Loan Payable/Debt				
PNC Loan Payable	$27,000.00	$20,803.28	$10,401.64	**32,404.92**
PNC Loan Payable - Interest	$5,000.00	$8.78	$6.00	**-**
Additional Principal Payoff	$5,000.00	$0.00	$5,000.00	**5,000.00**
Cash Withdrawel - Petty Cash Jody	$0.00	$640.00	$0.00	**-**
Capital Projects Contribution	$6,500.00	$4,500.00	$0.00	**-**
Transfer Fee Expense	$4,000.00	$19,500.00	$0.00	**-**
Capital Reserves Transfer		$0.00		**11,700.00**
Total Expense	**$ 180,962.00**	**$ 159,680.60**	**$ 95,840.13**	**$ 194,214.92**
2026 Projected Profit/(Loss)				**$ 1,185.08**