2025 Year End Annual Budgets Summary*

Main Budget

Main Operating Budget and Operating Reserve

2025 Income (Dues + Administrative Fees) for the Main Operating Budget totaled $**45,500.** After reconciling our Asset Reserve expenses with allocated reserve funds, the 2025 Main Operating Budget expenses were ***$1,343 over budget (3%)***. The overspend will be covered by the Main Operating Reserve Account, resulting in an Operating Reserve balance of **$6,716.** This amount represents a sufficient reserve (15%) of the 2026 Operating Budget.

Main Budget Asset Reserve

The Asset Reserve balance at the end of the 2025 fiscal totaled **$94,047**. **$85,000** will be rolled over into a new, 2026 Asset Reserve CD. The remaining balance of **$9,047** will be rolled over to the 2026 Main Operating Budget, earmarked for asset-related expenses. The **$94,047** balance keeps us on track to meet future projected asset maintenance needs.

Meadows Budget

Meadows Operating Budget and Operating Reserve

2025 Income (Dues) for the Meadows Operating Budget totaled **$89,631.** After reconciling our Townhome Painting and Deck maintenance-related expenses with the Paint/Deck reserve and funds allocated for the Meadows Asset Reserve**,** 2025 Meadows Operating Budget expenses were ***$2,994 over budget (3%).*** The overspend will be covered by the Meadows Operating Reserve Account, resulting in an Operating Reserve balance of **$13,820.** This amount represents a sufficient reserve (15%) of the 2026 Operating Budget.

Meadows Paint/Deck Reserve

The Paint/Deck Reserve balance at the end of the 2025 fiscal totaled **$63,568**. **$55,000** will be rolled over into a new, 2026 Paint/Deck Reserve CD. The remaining balance of **$8,568** will be rolled over to the 2026 Meadows Operating Budget, earmarked for Paint/Deck-related expenses. The **$63,568** balance keeps us on track to meet future projected Paint/Deck-related maintenance needs.

Meadows Budget Asset Reserve

After the planned transfer of **$2,163** from the 2025 Meadows Operating Budget, the Meadows Asset Reserve balance totaled **$6,468**. All of these funds will be rolled over into the 2026 Meadows Asset Reserve CD. We continue to grow this reserve to meet future Meadows asset maintenance needs (e.g. pergola, sidewalks, driveways, etc.).

***** Note- Updated Reserve balances will be reflected in the February 2026 Financial Statements.