

ASHBROOK COMM ASSOC, INC. 2026 Budget	
TOTAL INCOME FROM ASSESSMENTS	\$209,602.80
	2026 Budget
OPERATING ASSESSMENTS	\$199,925.00
INTEREST EARNED - OPERATING	\$100.00
INT ON DELINQUENT ASSESSMENTS	\$0.00
LATE FEES BILLED	\$0.00
CLUBHOUSE INCOME	\$0.00
VIOLATION CHARGES	\$0.00
VEHICLE STORAGE INCOME	\$3,000.00
BOAT RACK INCOME	\$450.00
BAD DEBT RECOVERY	\$0.00
TOTAL OPERATING INCOME	\$203,475.00
MANAGEMENT FEE	\$58,128.00
WATER / SEWER	\$750.00
ELECTRICITY	\$7,250.00
COMCAST - SECURITY CAMERA (IT committee)	\$0.00
LEGAL EXPENSES	\$2,000.00
TAX RETURN & AUDIT EXP	\$4,400.00
CORPORATION FEES	\$300.00
INSURANCE	\$7,000.00
AUDIT EXPENSE	\$0.00
WEBPAGE / EMAIL DISTRIBUTION - IT Committee	\$4,247.00
GENERAL ADMINISTRATIVE	\$7,500.00
SAFETY & SECURITY Committee	\$15,900.00
B&G Committee	\$70,000.00
SOCIAL COMMITTEE EXPENSES	\$25,700.00
ARCH REVIEW PAPERWORK	\$300.00
BAD DEBTS EXPENSE	\$0.00
TOTAL OPERATING EXPENSES	\$203,475.00
OPERATING NET PROFIT / (LOSS)	\$0.00
RESERVE ASSESSMENTS - CAPITAL	\$0.00
INTEREST EARNED - RESERVES	\$0.00
TOTAL RESERVE INCOME	\$9,677.80
RESERVES NET PROFIT / (LOSS)	\$9,677.80

No increase to dues for 2026

2026 Budget
ASHBROOK COMM ASSOC, INC.

	2025				2026	2026-2025
	YTD June Act	YTD June Bud	Act-Bud var	Budget	Budget	Change
OPERATING ASSESSMENTS	\$103,385.80	\$99,111.00	\$4,274.80	\$198,813.00	\$199,925.00	\$1,112.00
INTEREST EARNED - OPERATING	\$49.98	\$49.98	\$0.00	\$100.00	\$100.00	\$0.00
INT ON DELINQUENT ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LATE FEES BILLED	\$3,968.06	\$0.00	\$3,968.06	\$0.00	\$0.00	\$0.00
CLUBHOUSE INCOME	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00
VIOLATION CHARGES	\$2,040.00	\$0.00	\$2,040.00	\$0.00	\$0.00	\$0.00
VEHICLE STORAGE INCOME	\$2,380.00	\$1,500.00	\$880.00	\$3,000.00	\$3,000.00	\$0.00
BOAT RACK INCOME	\$151.30	\$225.00	-\$73.70	\$450.00	\$450.00	\$0.00
BAD DEBT RECOVERY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING INCOME	\$114,209.99	\$100,885.98	\$13,324.01	\$202,363.00	\$203,475.00	\$1,112.00
MANAGEMENT FEE	\$29,064.00	\$29,064.00	\$0.00	\$58,128.00	\$58,128.00	\$0.00
WATER / SEWER	\$221.96	\$375.00	-\$153.04	\$750.00	\$750.00	\$0.00
CAPITAL RESERVE STUDY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ELECTRICITY	\$4,104.51	\$3,625.02	\$479.49	\$7,250.00	\$7,250.00	\$0.00
COMCAST - SECURITY CAMERA	\$1,017.22	\$1,200.00	-\$182.78	\$2,400.00	\$0.00	-\$2,400.00
COMMON INTEREST COMM FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEGAL EXPENSES	\$800.99	\$1,000.02	-\$199.03	\$2,000.00	\$2,000.00	\$0.00
TAX RETURN & AUDIT EXP	\$4,030.00	\$2,200.02	\$1,829.98	\$4,400.00	\$4,400.00	\$0.00
CORPORATION FEES	\$25.00	\$150.00	-\$125.00	\$300.00	\$300.00	\$0.00
INSURANCE	\$2,779.00	\$3,499.98	-\$720.98	\$7,000.00	\$7,000.00	\$0.00
CLUBHOUSE	\$642.74	\$0.00	\$642.74	\$0.00	\$0.00	\$0.00
IT committee	\$1,159.32	\$421.98	\$737.34	\$1,435.00	\$4,247.00	\$2,812.00
GENERAL ADMINISTRATIVE	\$3,300.74	\$3,750.00	-\$449.26	\$7,500.00	\$7,500.00	\$0.00
SAFETY & SECURITY	\$4,878.55	\$7,950.00	-\$3,071.45	\$15,900.00	\$15,900.00	\$0.00
B&G	\$21,467.96	\$34,999.98	-\$13,532.02	\$70,000.00	\$70,000.00	\$0.00
SOCIAL COMMITTEE	\$343.97	\$12,499.98	-\$12,156.01	\$25,000.00	\$25,700.00	\$700.00
ARCH COMMITTEE	\$0.00	\$150.00	-\$150.00	\$300.00	\$300.00	\$0.00
TOTAL OPERATING EXPENSES	\$73,835.96	\$100,885.98	-\$27,050.02	\$202,363.00	\$203,475.00	\$1,112.00
OPERATING NET PROFIT / (LOSS)	\$40,374.03	\$0.00	\$40,374.03	\$0.00	\$0.00	\$0.00
RESERVE ASSESSMENTS - CAPITAL	\$5,690.20	\$5,690.00	\$0.20	\$0.00	\$0.00	\$0.00
INTEREST EARNED - RESERVES	\$193.96	\$0.00	\$193.96	\$0.00	\$0.00	\$0.00
TOTAL RESERVE INCOME	\$5,884.16	\$5,690.00	\$194.16	\$10,789.80	\$9,677.80	-\$1,112.00
RESERVES NET PROFIT / (LOSS)	\$46,258.19	\$5,690.00	\$40,568.19	\$10,789.80	\$9,677.80	-\$1,112.00

2026 Budget Comparison
ASHBROOK COMM ASSOC, INC.

	2024 Budget	2025 Budget	2026 Budget	2026-2025
OPERATING ASSESSMENTS	\$197,313.00	\$198,813.00	\$199,925.00	\$1,112.00
INTEREST EARNED - OPERATING	\$100.00	\$100.00	\$100.00	\$0.00
INT ON DELINQUENT ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
LATE FEES BILLED	\$0.00	\$0.00	\$0.00	\$0.00
CLUBHOUSE INCOME	\$0.00	\$0.00	\$0.00	\$0.00
VIOLATION CHARGES	\$0.00	\$0.00	\$0.00	\$0.00
VEHICLE STORAGE INCOME	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00
BOAT RACK INCOME	\$450.00	\$450.00	\$450.00	\$0.00
BAD DEBT RECOVERY	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING INCOME	\$200,863.00	\$202,363.00	\$203,475.00	\$1,112.00
DO NOT USE XXXX TAXES & FEES -	\$0.00	\$0.00	\$0.00	\$0.00
MANAGEMENT FEE	\$58,128.00	\$58,128.00	\$58,128.00	\$0.00
WATER / SEWER	\$750.00	\$750.00	\$750.00	\$0.00
ELECTRICITY	\$7,250.00	\$7,250.00	\$7,250.00	\$0.00
COMCAST - SECURITY CAMERA (IT committee)	\$2,400.00	\$2,400.00	\$0.00	-\$2,400.00
LEGAL EXPENSES	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00
TAX RETURN & AUDIT EXP	\$4,400.00	\$4,400.00	\$4,400.00	\$0.00
CORPORATION FEES	\$300.00	\$300.00	\$300.00	\$0.00
INSURANCE	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00
AUDIT EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
WEBPAGE / EMAIL DISTRIBUTION - IT Committee	\$1,435.00	\$1,435.00	\$4,247.00	\$2,812.00
GENERAL ADMINISTRATIVE	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00
SAFETY & SECURITY Committee	\$15,000.00	\$15,900.00	\$15,900.00	\$0.00
B&G Committee	\$69,000.00	\$70,000.00	\$70,000.00	\$0.00
SOCIAL COMMITTEE EXPENSES	\$25,400.00	\$25,000.00	\$25,700.00	\$700.00
ARCH REVIEW PAPERWORK	\$300.00	\$300.00	\$300.00	\$0.00
BAD DEBTS EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING EXPENSES	\$200,863.00	\$202,363.00	\$203,475.00	\$1,112.00
OPERATING NET PROFIT / (LOSS)	\$0.00	\$0.00	\$0.00	\$0.00
RESERVE ASSESSMENTS - CAPITAL	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST EARNED - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL RESERVE INCOME	\$12,289.80	\$10,789.80	\$9,677.80	-\$1,112.00
RESERVES NET PROFIT / (LOSS)	\$12,289.80	\$10,789.80	\$9,677.80	-\$1,112.00