

Orchard Villas

2026 Board Approved Budget - October 13, 2025

	2025 Budget	2026 Budget
Ordinary Income/Expense		
Income		
Assessment Income		
Dues	382,476.00	412,788.00
Special Assessments	0.00	0.00
Total Assessment Income	382,476.00	412,788.00
Other Income		
Clubhouse Rentals	300.00	300.00
Late Fees	0.00	0.00
Total Other Income	300.00	300.00
Total Income	382,776.00	413,088.00
Expense		
Grounds		
BMP Pond Maintenance	12,520.00	14,919.00
Irrigation Repairs	10,000.00	10,000.00
Mulch	11,000.00	11,000.00
Snow & Tree Removal	1,000.00	1,000.00
Yard Contract Maintenance	59,940.00	59,940.00
Yard Improvements	3,000.00	3,000.00
Yard Other Maintenance	200.00	1,000.00
Total Grounds	97,660.00	100,859.00
Maintenance		
Backflow Inspections	5,680.00	5,983.00
Building Maintenance	10,000.00	11,000.00
Building Washing	4,000.00	4,000.00
Gutter Cleaning	4,000.00	4,000.00
Termite Contract	3,569.00	3,569.00
Total Maintenance	27,249.00	28,552.00
Miscellaneous		
Contingency	555.00	763.40
Postage & Printing	200.00	0.00
Total Miscellaneous	755.00	763.40
Professional Fees		
Annual Tax Payments	6,484.00	7,819.30
Accounting & Tax Prep	1,750.00	1,775.00
HOA Contract Management	15,600.00	15,600.00
Insurance	46,042.00	50,928.90
Legal Fees	3,000.00	3,000.00
Other Fees	0.00	1,500.00
Total Professional Fees	72,876.00	80,623.20

	2025 Budget	2026 Budget
Recreation		
Clubhouse Maintenance	6,880.00	7,175.00
Pool Maintenance	13,091.00	14,362.40
Total Recreation	19,971.00	21,537.40
Utilities		
Electric, Sewer & Water	26,000.00	26,000.00
Gas	350.00	350.00
Phone & Cable TV	513.00	513.00
Total Utilities	26,863.00	26,863.00
Total Expense	245,374.00	259,198.00
Net Ordinary Income	137,402.00	153,890.00
Other Income/Expense		
Other Income		
Capital Contributions		
Reserve Interest	24,181.13	26,976.69
Reserve Withdrawals	85,310.00	77,888.00
Total Capital Contributions	109,491.13	104,864.69
Total Other Income	109,491.13	104,864.69
Other Expense		
Capital Expenses		
Capital Maintenance	85,310.00	77,888.00
PY Reserve Contributions	0.00	0.00
Reserve Contributions	137,402.00	153,890.00
Reserve Interest Reinvestment	24,181.13	26,976.69
Reserve Study Expenses	0.00	0.00
Total Capital Expenses	246,893.13	258,754.69
Total Other Expense	246,893.13	258,754.69
Net Other Income	--137,402.00	--153,890.00
Net Income	0.00	0.00

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Dues Increase for 2026 = 7.9%

	2025 Monthly Dues	2026 Monthly Dues	2026 Yearly Dues
Abby	360	388	4,656
Canterbury	392	423	5,076
Chateau	332	358	4,296
Colonnade	347	375	4,500
Ducal	392	423	5,076
Villa	300	324	3,888
Windsor	332	358	4,296

