

2025 Budget

2025 Expected Expenses

Administrative Expenses	\$ 10,988.00
Lien filings, closures, releases	\$ 600.00
Michigan Corporation annual filing	\$ 20.00
Post Office (PO) Box	\$ 182.00
Mailings to Homeowners, paper/ink/stamps	\$ 1,725.00
Council of Homeowners Associations (COHA) membership	\$ 35.00
Checkbooks	\$ 75.00
QuickBooks subscription	\$ 420.00
Website domain, design, forms	\$ 591.00
Welcome baskets	\$ 350.00
Storage rental	\$ 390.00
Legal fees	\$ 1,500.00
Insurance	\$ 5,100.00
Operating Expenses	\$ 21,345.00
Spring seasonal decorations	\$ 620.00
Fall seasonal decorations	\$ 1,900.00
Winter seasonal decorations	\$ 500.00
Lawn service, April-November	\$ 10,230.00
Fertilization, 4x per year	\$ 2,040.00
Sprinkler startup, repair, & winterization	\$ 955.00
Mulch	\$ 600.00
Mosquito control	\$ 550.00
Park tree trimming	\$ 1,800.00
Arborist	\$ 500.00
Electricity	\$ 1,200.00
Water meter reimbursements	\$ 450.00
Event Expenses	\$ 3,600.00
Annual Meeting	\$ 600.00
Santa in the Park	\$ 500.00
Summer Picnic	\$ 2,500.00
Special Assessment	\$ 850.00
Water meter replacement	\$ 850.00
Capital projects - TBD	
Total Expected Expenses	\$ 36,783.00

2025 Expected Income

2025 Annual Dues (\$93 x 367 lots)	\$ 34,131.00
2025 Special Assessment (\$116 x 367 lots)	\$ 42,572.00
2025 Dam Fund Dues (\$10 x 41 lots)	\$ 410.00
Total Expected Income	\$ 77,113.00

Special Assessment Review

2023-2024 Special Assessment Income

2023 Special Assessment (\$116 x 367 lots)	\$ 42,572.00
2024 Special Assessment (\$116 x 367 lots)	\$ 42,572.00
Total	\$ 85,144.00

2023-2024 Special Assessment Expenses

3/14/2023	Entrance electrical work	\$ (4,427.00)
9/20/2023	Playscape	\$ (24,585.98)
10/16/2023	Post Topping	\$ (608.00)
3/20/2024	Playscape	\$ (22,950.02)
7/1/2024	Entrance black rock	\$ (1,452.50)
7/22/2024	Park signage	\$ (2,123.29)
8/27/2024	Large Stones	\$ (13,000.00)
8/29/2024	Park signage	\$ (2,191.10)
9/2/2024	Park signage	\$ 88.74
10/23/2024	Website	\$ (150.00)
Total		\$ (71,399.15)