

2026 Budget Approved by CROA Board 11/10/2026		
Acct #	Description	\$ Amt
50000	Mgmt Contract	\$13,902.00
50050	Collection Fee	\$0.00
50100	Insurance	\$2,675.00
50200	Bad Debt	\$150.00
50300	Operating Contingency	\$100.00
50350	Legal	\$1,000.00
50400	Tax Prep	\$325.00
50550	Assoc Operating Expenses	\$1,000.00
50560	Late Fee Chargeback	\$0.00
50750	Website	\$100.00
51150	Mgmt Extra	\$2,025.00
Total Admin & General		Total=\$21,277
52000	Electricity	\$1,225.00
52050	Water/Sewer	\$18,000.00
Total Utilities		Total=19,225

Acct #	Description	\$ Amt
54000	Landscape Contract	\$41,988.00
54010	Irrigation Repairs	\$2,000.00
54020	Landscape Improvements	\$1,500.00
54080	Landscape - Barkdust	\$51.00
Total Landscaping		Total=\$45,539
55100	Backflow	\$500.00
55450	Lighting Maintenance	\$100.00
55900	Bioswale	\$1,500.00
56100	Fence Maintenance	\$51.00
56600	Sidewalk Repair	\$50.00
Total Maintenance & Repairs		Total=\$2,201
Total Operating Budget		\$88,242.00

2026 ASSESSMENT

Operating Budget/Income

\$88,242.00

\$57,357.30	\$282.55 per owner	Owners 65% (203 units)
\$16,765.98		Commercial 19%
\$14,118.72		Muti Family 16%
\$88,242.00	TOTAL Operating Budget	

\$69.27 Reserve, Owners Only

\$351.82 = Total 2026 Assessment for Owners, 14% increase; less %-wise than 2025 (16%).

Resolution #23

Yearly Assessment payment must be RECEIVED AND PROCESSED by 01/31 of Applicable Year at address indicated on invoice to Avoid Late Fee Charge. Late fees and interest will not be removed from accounts that do not meet the processing deadline of 01/31 as outlined on invoice and in communication with owners. Approved by Board; Add interest denotation 111025

Billing statement and all communication to Owners will clearly state payments must be processed by 01/31 of applicable year. Late fees and interest will not be removed from Owner's account if assessment **processed** after 01/31 of applicable year.

The only exception will be issues with distribution of assessment invoices (mail, electronic) on the part of the Association. Association may adjust late fee in that case. Effective with 2025 Assessment.