High Timber Annual Report 2025
Annual Meeting Y-T-D July 31,2025

DRAFT OPERATING Budget 2026-2027

(Fiscal Year October - September)

	Actuals Oct 1, 2025 Jun 30,2026	EST Actuals Jul-Sept 2026	EST Total Actuals 2025-2026	Actual Budget Oct 2025 Sept 2026	Over -Under Budget	Proposed Budget Oct 2025 Sept 2026 *	Decrease Increase Per Year PROPOSED	
INCOME								
Dues	$78,750	$17,500	$96,250	$105,000	$8,750	$105,000	$0.00	Dues at $875/mth
Reserve Assessment	$30,000			$30,000		$30,000	$0.00	1116 Deck/Replenish Reserve
	======	======	======	======	======	======	======	
Total Income	$108,750	$17,500	$96,250	$135,000	$8,750	$135,000	$0.00	
EXPENSES								
6120 Bank Charges	$96	$25	$121	$120	-$1	$120	$0	Same
6140 Chimney Sweeping	$1,245	$0	$1,245	$800	-$445	$800	$0	Increase due to Actuals
6175 Fire Safety	$175	$0	$175	$250	$75	$250	$0	Same
6180 Insurance	$24,055	$5,246	$29,301	$31,476	$2,175	$31,476	$0	Increased - checking other insurance
6250 Postage/website	$0	$0	$0	$400	$400	$400	$0	Website reinstate
6270 Accounting Fees	$1,162	$0	$1,162	$1,100	-$62	$1,100	$0	Increased rates
6280 Legal Fees	$0	$0	$0	$1,000	$1,000	$1,000	$0	Update Decs and Bylays
6300 Repairs			$0				$0	
6345 Painting	$0	$0	$0	$3,000	$3,000	$3,000	$0	Less due to already did repairs
6301 Misc Building Repairs	$8,761	$2,000	$10,761	$4,000	-$6,761	$4,000	$0	Same
6302 Landscaping	$485	$300	$785	$1,000	$215	$1,000	$0	Less due to actuals
6305 Ext Stairs rebuild	$300		$300				$0	Less due to already did repairs
6306 Roof Repair	$9,642	$0	$9,642	$2,000	-$7,642	$2,000	$0	Less due to already did repairs
6307 Siding Repairs	$0	$500	$500	$3,000	$2,500	$3,000	$0	Less due to already did repairs
6310 Snow Removal								
6311 Plow and Shovel Contract	$11,700		$11,700	$12,000	$300	$12,000	$0	Increase due to actuals
6312 Roof Snow Removal	$5,275	$0	$5,275	$5,000	-$275	$5,000	$0	Same
6313 Heavy Equipment	$200	$0	$200	$500		$500	$0	
6360 Trash Removal	$3,327	$684	$4,011	$4,020	$9	$4,020	$0	Increase due to actuals
6390 Utilities								
6391 Cable	$8,871	$1,605	$10,476	$10,800	$324	$10,800	$0	Increase due to actuals
6392 Common Electric	$3,428	$50	$3,478	$4,000	$522	$4,000	$0	Decrease due to actuals
							$0	
6550 Management Fee	$11,250	$3,000	$14,250	$19,800	$5,550	$19,800	$0	Increase due to increased rates
	======	======	======	======	======	======	======	==========
Total Expenses	$89,972	$13,410	$103,382	$104,266	$884	$104,266	$0	overall 2025-26 budget change
Net OPERATING Income				$734		$734		

RESERVE FINANCIALS

Current Reserve Balance Summary	$86,751	(includes 2025 $5k assesm
RESERVE EXPENSE		
Driveway Sealcoat	$4,970	
Back Stairs rebuild	$2,300	estimate
Painting and Siding repair	$14,231	($21,000 budgetd)
Net RESERVE Balance on 9/30/25	$65,250	
CURRENT	**7/31/2025**	
Cash Operating	$18,326	
Cash Savings/Reserve	$86,751	
Total Assets	$105,077	

PROPOSED 2025-2026 OPERATING BUDGET SUMMARY

Dues Income		$105,000	
Operating Expense		-$104,266	
Dues Cover Operating Expenses		$734	Net Income

PROPOSED 2026 -2027 RESERVE BUDGET

Reserve Balance as of 9/30/2025		$65,250	
2025-2026 $3000 Reserve Assmnt		$30,000	
RESERVE EXPENSE			$95,250
1116 Deck and Shed Roof	LESS	$15,000	
Reserve Balance as of 9/30/2026		$80,250	