

Charon Pines 2026 Annual Meeting
21-Apr-26
2025 Expenses and APPROVED 2026 Budget
(Fiscal Year = Calendar Year)

	Actuals Jan 1, 2025- Dec 31 2025	2025 Budget	(Under) Over Budget	Operating Proposed 2026 Budget PROPOSED	(Decrease) Increase Per Year	
INCOME						
Dues	\$60,000	\$60,000.00	\$0	\$60,000		Dues at \$500/mth
Interest Income	\$1,374			\$1,200		
	=====	=====	=====	=====	=====	
Total Income	\$61,374	\$60,000.00	\$0	\$61,200	\$0.00	
EXPENSES						
				Annual		
405 Accounting Tax Prep	\$450	\$450.00	\$0	\$450	\$0.00	increase fees
410 Bank Service Charges	\$95	\$40	\$55	\$100	\$60.00	lowered fees
409 Office/Postage Expenses	\$688	\$770	(\$82)	\$770	\$0.00	same - PO box,Website, zoom, QB
415.3 Weed Removal Treatment	\$935	\$0	\$935	\$900	\$900.00	weed whacking and weed treatments
415 Misc Maintenance and Replacement	\$200	\$500	(\$300)	\$500	\$0.00	same
420 Cable and Internet	\$10,744	\$10,320	\$424	\$10,800	\$480.00	increased due to increased rates
427 Fire Prevention	\$793	\$2,000	(\$1,207)	\$1,000	(\$1,000.00)	decrease due to actuals
435 Insurance	\$16,361	\$16,080	\$281	\$16,500	\$420.00	increased rates
445 Legal Expense	\$0	\$0	\$0	\$0	\$0.00	same
455 Management Fees	\$10,800	\$10,800	\$0	\$12,000	\$1,200.00	increased due to increased rates
470 Snow Removal	\$3,650	\$3,300	\$350	\$3,450	\$150.00	increased rates
475 Trash	\$6,958	\$6,000	\$958	\$7,125	\$1,125.00	2025 overages= 2x dumpster overflow
405 Utilties	\$0	\$0	\$0	\$0	\$0.00	same - capped meter
491 Sewer Breck Sanitation	\$6,480	\$6,280	\$200	\$6,480	\$200.00	increased rates
TO RESERVE	\$0	\$1,000	(\$1,000)	\$1,000	\$0.00	same
	=====	=====	=====	=====	=====	=====
TOTAL	58,154.00	\$57,540	\$614	\$61,075	\$3,535	overall 2025->2026 TOTAL budget change
RESERVE EXPENSES 2025						
				2026		
415.1 Exerior Painting deck stain	\$0	\$0	\$0	\$3,300	\$3,300.00	skipped 2025 RESERVE
418.5 Siding Repairs	\$250	\$1,000	(\$750)	\$500	(\$500.00)	Siding repairs RESERVE
419 Heat Tape and Gutter repair RESERVE	\$2,000	\$5,000	(\$3,000)	\$2,000	(\$3,000.00)	RESERVE
417 Sealcoat Driveway RESERVE	\$4,540	\$0	\$4,540	\$0	\$0.00	sealcoated 2025