

**Timber Creek Preserve Phase 2 HOA  
2026 Summary Budget**

	All Properties	24 of 32 Twin Homes only		
Projected Income				
	2026			
Annual Dues Operations	\$ 517.76			
Annual Dues Reserve	\$ 191.00	\$ 207.00		
	<b>\$ 708.76</b>	<b>\$ 207.00</b>		
Total Projected Income	<b>\$ 70,167</b>	<b>\$ 4,968</b>	<b>\$ 75,135</b>	
	2026			
<b>Projected Expenses-Operations</b>				
Property Management (CYC)	\$ 8,282			
Utilities	\$ 3,400			
Water	\$ 900			
Snow Clearing Sidewalks (Hometown)	\$ 10,648			
Landscaping (Hometown)	\$ 8,648			
Irrigation maintenance	\$ 2,000			
Web Hosting	\$ 600			
Grounds Maintenance	\$ 5,613			
Lawn Fertilization	\$ 675			
Supplies, Admin, Postage etc.	\$ 1,839.00			
Common Areas Liability Insurance/D&O	\$ 1,318.00			
Accounting (Tax and Financial)	\$ 1,275.00			
Legal	\$ 5,000.00			
Franchise Tax	\$ 100.00			
Storage Unit (Mabey's)=12*80	960			
TOTAL Operations	<b>\$ 51,258.00</b>	\$ -		<b>\$ 51,258</b>
Per property	<b>\$ 517.76</b>			
<b>Reserve Account</b>				
Reserve-General (191x99)	\$ 18,909.00			
Reserve driveway (207*24)	\$ 4,968.00			
TOTAL Reserves	<b>\$ 23,877.00</b>			<b>\$ 23,877.00</b>
		Per Quarter		
Annual Assessment for SFR and Twin homes without common driveway (517.76+190.83)	<b>\$ 708.76</b>	<b>\$ 177.19</b>		
Annual Assessment for twin homes with common driveway (207+190.83+517.76)	<b>\$ 915.76</b>	<b>\$ 228.94</b>		
				<b>\$ 75,135.00</b>