

# 2026 SQUARE BUDGET

3rd Draft  
7% increase in Budget Income  
7% Increase in Capital Income  
4% Increase cable  
Committee Approved 10/03/2025  
Board Approved 10/20/2025

	2023	2024	2025	2026
DESCRIPTION	ACTUAL	Actual	BUDGET	Budget
1) Operating Income	253,842	268,767	279,521	299,087
2) Interest Income	625	495	500	500
3) Cable TV/WiFi Income	43,883	47,795	44,685	46,476
4) Maintenance Income	6,001	5,508	7,500	6,000
5) Miscellaneous Income	960	3,900	950	950
6) Discounts obtained from vendors	(2)	(2)		0
7) Capital Replacement Fund Income *		177,054	213,277	230,762
8) * Funds from Owners Equity		92,921	6,689	118,423
<b>TOTAL OPERATING INCOME</b>	<b>305,309</b>	<b>596,438</b>	<b>553,122</b>	<b>702,198</b>
<b>* Funds from Owners Equity ( Balance Sheet)</b>				
9) Salaries - 10%	35,524	41,326	34,390	44,125
10) Office Expense - 10%	1,741	1,709	1,500	1,600
11) Computer/Web Site - 10%	1,554	1,229	1,800	1,800
12) Bank Charges Expense	61	46	200	220
13) AP Fees				265
14) Legal & Professional - 20%	2,552	31	250	290
15) Auditing - 20%	2,200	2,200	2,300	2,300
16) Telephone - 10%	1,034	994	750	800
17) Misc. Adm. Expense	50	5	0	0
18) Social Activities 20%	0	445	3,000	3,000
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>44,716</b>	<b>47,985</b>	<b>44,190</b>	<b>54,400</b>
19) Grounds Expense - 41.5% ice melt	31,132	31,231	38,600	38,600
20) Grounds Payroll	9,420	9,699	12,000	12,400

\* See 20 Year Forecast

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DESCRIPTION	ACTUAL	Actual	BUDGET	Budget
TOTAL GROUNDS MAINTENANCE	40,552	40,930	50,600	51,000
21) Utilities	2,977	4,124	3,300	4,810
22) Water & Sewer - 20% + 100% Sq. Irrigation	30,030	35,942	32,500	34,750
23) Gasoline - 25%	928	755	1,000	800
24) Exterminating Expense - 13.8% + Termites	1,111	1,215	3,800	4,000
25) Garbage & Trash - 60% 8yarder	4,740	5,121	4,750	4,900
26) Fire Protection/Dryer Vents	2,079	1,994	2,300	2,500
27) Signs	0	351	0	0
28) Patrol Service - 25%	8,905	11,839	10,000	12,000
29) Cable TV/WiFi Expense	42,733	48,275	47,000	45,000
TOTAL G.S. EXPENSES	93,503	109,616	104,650	108,760
30) Fire, Liability & Umbrella Ins. 20%	51,492	56,307	56,910	61,620
31) Auto/Garage Ins. 20%	2,233	1,830	2,135	2,660
32) Directors & Officers Ins. 20%	575	561	570	600
33) Cyber Insurance	398	473	605	820
TOTAL INS. & MISC.	54,698	59,171	60,220	65,700
34) Engineering Payroll	1,000	2,000	2,500	3,000
35) HVAC Expense	31,648	34,757	21,706	24,000
36) Plumbing & Electrical	20,407	17,530	18,000	19,000
37) Sidewalks	2,993	2,730	6,000	0
38) Building Interior	2,200	2,158	3,000	4,000
39) Square & Bldg. Exterior	7,755	15,926	11,000	16,000
40) Appliance Repairs	189	23	100	100
41) Appliances - New	0	266	0	0
42) Maintenance Shop Supplies	340	409	300	300
43) Vehicle Expense - 25%	52	242	800	700
44) Flood Inventory	(14,405)		0	0

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DESCRIPTION	ACTUAL	Actual	BUDGET	Budget
OVER/UNDER BUDGET	15,947	(11,633)	8,464	4,427
TOTAL INCOM WITHOUT CAPITAL		326,463	333,156	353,013
TOTAL EXPENSES WITHOUT CAPITAL		338,096	324,692	348,586
OVER/UNDER BUDGET WITHOUT CAPITAL		(11,633)	8,464	4,427

\* See 20 Year Forecast