	Actual			Budget			2027 Proposed				
Time Period	**2024**	**2025**	**2026 Sep YTD**	**2024**	**2025**	**2026**	**Silverleaf**	**IPPA**	**vLY Budget**	**Var vs SL**	**Notes**
Operating Income											
Operating Income											
4000 - Membership Assessments	166,505	169,050	166,550	170,625	170,625	170,625	170,625	186,875	16,250	16,250	increase dues by $50 / ~9% to cover operating budget and reserve
4010 - Membership Buy Back	0	0	0	0	0	0	0	0	0	0	
4015 - Capital Contribution	17,625	33,600	30,800	0	0	14,000	14,000	14,000	0	0	
4020 - Initiation Fees	1,000	-18,422	-8,230	4,000	4,000	0	0	0	0	0	
4100 - Delinquent Fee	1,563	2,345	1,368	0	0	0	0	0	0	0	
4110 - Interest Income	412	9,454	2,855	1,000	3,000	3,000	3,000	3,000	0	0	utilize CDs and high interest accounts
4210 - New Membership Purchases	0	0	0	0	0	0	0	0	0	0	
4125 - Collection Fee Income	26	500	0	0	0	0	0	0	0	0	
4140 - NSF Fee Income	0	0	0	0	0	0	0	0	0	0	
4200 - Clubhouse Rental Income	0	2,500	2,000	500	500	1,500	1,500	1,500	0	0	
4300 - Access Card Income	400	325	100	0	0	0	0	0	0	0	
4310 - Leasing Income	906	1,630	0	1,500	1,500	0	0	0	0	0	remove starting in 2026
4700 - Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	
Total Operating Income	**188,437**	**200,982**	**195,443**	**177,625**	**179,625**	**189,125**	**189,125**	**205,375**	**16,250**	**16,250**	
Total Income	**188,437**	**200,982**	**195,443**	**177,625**	**179,625**	**189,125**	**189,125**	**205,375**	**16,250**	**16,250**	2023 additional $11.5K collection through Venmo and checks

	Actual			Budget			2027 Proposed				
Time Period	**2024**	**2025**	**2026 Sep YTD**	**2024**	**2025**	**2026**	**Silverleaf**	**IPPA**	**vLY Budget**	**Var vs SL**	**Notes**
Operating Expenses											
General Administrative											
5020 - Administrative Services	1,625	3,486	2,564	1,000	1,525	2,100	2,154	2,100	0	-54	non-repeating reserve study 2025; $600 technology fee
5070 - Insurance	15,022	19,865	698	7,500	15,000	20,000	20,000	16,640	-3,360	-3,360	lower quote with no option for full roof replacment
5360 - Website	20	652	0	300	300	300	300	300	0	0	
5410 - Accounting & Audit	1,100	0	0	500	500	500	500	500	0	0	
5420 - Legal Expenses	100	0	0	3,750	500	500	500	500	0	0	do we still need dollars for bylaw updates?
5422 - Delinquency Reporting Fee	0	0	0	0	0	0	0	0	0	0	
5430 - Management Contract	10,350	10,350	7,763	10,350	10,350	10,350	10,868	10,868	518	1	5% increase in contract
5431 - Security-IPPA Patrol	500	500	500	0	500	500	500	500	0	0	
5435 - Social Activities	4,394	4,422	3,076	5,000	5,000	5,000	5,000	5,000	0	0	
5450 - Bank Charge	5	85	10	0	0	0	0	0	0	0	
Total General Administrative	**33,116**	**39,359**	**14,611**	**28,400**	**33,675**	**39,250**	**39,821**	**36,408**	**-2,842**	**-3,413**	
Grounds											
5500 - Grounds Contract	3,734	2,200	1,535	2,900	3,400	2,400	2,700	2,700	300	0	includes $1K for planters
5511 - Grounds - Maintenance	356	1,262	2,083	100	100	1,100	1,100	1,100	0	0	
5550 - Landscape Improvements	0	0	0	0	0	0	0	0	0	0	
Total Grounds	**4,090**	**3,462**	**3,618**	**3,000**	**3,500**	**3,500**	**3,800**	**3,800**	**300**	**0**	
Rec Area Maintenance											
6010 - Pool - Operations & Management	80,904	91,136	80,329	72,640	72,640	79,340	79,340	82,000	2,660	2,660	1200 increase in contract spend; add winter
6012 - Pool - Monitor/Guard	3,094	2,547	3,320	4,000	4,000	4,000	4,000	4,500	500	500	increase in coverage
6017 - Pool - Licenses & Fees	2,309	0	1,050	1,200	1,200	1,200	1,200	1,200	0	0	
6020 - Pool - Supplies and Repairs	27,200	9,364	17,355	10,000	11,000	10,000	9,623	10,000	0	377	
6032 - Pool Furniture	0	0	0	1,000	0	500	500	500	0	0	set aside dollars for maintenance/repair; should be under warranty
6165 - Life Safety Monitoring-Maint & Service	0	271	0	135	135	135	135	135	0	0	
6190 - Janitorial	8,949	9,534	8,331	8,000	8,000	8,500	8,500	9,000	500	500	increase based on spend
6400 - Gates - Repairs and Maintenance	1,063	925	1,322	1,000	1,000	1,000	670	1,000	0	330	
6426 - Clubhouse Maint & Repair	0	0	0	0	0	0	0	0	0	0	
6500 - General Repair/Maintenance	6,745	24,120	5,437	5,000	6,000	6,000	5,274	6,000	0	726	
6520 - Clubhouse Security System	100	0	0	1,000	250	250	250	250	0	0	
Total Rec Area Maintenance	**130,364**	**137,898**	**117,142**	**103,975**	**104,225**	**110,925**	**109,493**	**114,585**	**3,660**	**5,092**	
Utilities											
7000 - Telephone/Internet	1,204	1,210	861	2,095	1,200	1,200	1,236	1,200	0	-36	
7020 - Electric	13,874	11,561	10,378	12,580	12,000	12,000	12,360	12,500	500	140	
7030 - Water/Sewer	4,857	5,176	6,571	5,500	5,500	5,500	5,665	6,000	500	335	
7050 - Pest Control	1,840	2,117	1,789	1,500	1,600	1,800	1,800	2,000	200	200	
7051 - Termite	0	0	0	375	0	0	0	0	0	0	
7410 - Property Taxes	0	0	0	110	110	110	110	110	0	0	
Total Utilities	**21,775**	**20,064**	**19,599**	**22,160**	**20,410**	**20,610**	**21,171**	**21,810**	**1,200**	**639**	
Capital Improvements											
8016 - CAP - Pool Improvements	0	31,638	0	0	0	0	0	0	0	0	
8017 - CAP - HVAC	0	0	0	0	0	0	0	0	0	0	
8018 - CAP - Clubhouse Renovations	38,926	6,800	0	0	0	0	0	0	0	0	
Total Capital Improvements	**38,926**	**38,438**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Misc											
9001 - Reserve Contribution	38,368	17,815	11,130	20,090	17,815	14,840	14,840	28,772	13,932	13,932	recommended to be at least 15%
Total Misc	**38,368**	**17,815**	**11,130**	**20,090**	**17,815**	**14,840**	**14,840**	**28,772**	**13,932**	**13,932**	remainder after all categories above
Total Expense	**266,638**	**257,036**	**166,101**	**177,625**	**179,625**	**189,125**	**189,125**	**205,375**	**16,250**	**16,250**	2023 additional $11K spent through Venmo reimbursement
Operating Net Total	**-78,201**	**-56,054**	**29,343**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	