

Glenshire Devonshire Residents Assoc 2026 Draft Budget

	2026 Draft Budget	
Ordinary Income/Expense		
Income		
Assoc Dues - Operating Portion	761,277	(no dues increase - same as 2025-\$561/yr)
Clubhouse Rentals	9,000	
Design Review Fees	14,700	
Dues allocated to Capital Fund	0	
Dues allocated to Repl Fund	-105,199	
Interest Income - Operating	12,000	
Late Fees	7,000	
Miscellaneous Income	11,500	
Non-compliance Fines	0	
Pool Income		
Guest Fees	5,000	
Passes	45,000	
Pool Deck Rental	625	
Snack Bar Income	5,000	
Swim Classes	4,000	
Total Pool Income	59,625	
Transfer Fees	16,000	
Total Income	785,903	
Gross Profit	785,903	
Expense		
Accounting & Tax Review	5,500	
Capital Improvements	18,000	
Community Benefit	9,000	
Dues & Publications	500	
Education & Seminars	800	
Election	7,500	
Employee Benefits	34,665	
HR	5,650	
Insurance - Workers Comp	11,705	
Insurance Expense	57,964	
Lake Trail - Open Space	7,500	
Legal Fees	10,000	
Maintenance		
Computer	500	
Grounds	14,900	
Office Equipment	700	
Pool	9,500	
Total Maintenance	25,600	
Mileage Reimbursement	1,112	
Miscellaneous Exp		
Contingency	2,500	
Electronic/Dir Dep/BankFees	975	
Pool 3rd Party cc Fees	2,700	
Total Miscellaneous Exp	6,175	
Outside Consulting Services	18,000	

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Printings & Mailings	7,900
Provision for Bad Debt	1,000
Salaries - Admin	206,768
Salaries - Facilities/Inspects	118,871
Salaries - Forestry/Def Space	17,250
Salaries - Pool	40,000
Snack Bar Supplies	4,000
Software Expense	22,000
Supplies	
Classes	200
Forestry	650
Grounds	5,300
Janitorial	400
Office	400
Pool	10,400
Recreation/Lifeguard	1,700
Total Supplies	19,050
Supplies & Maint - Building	6,875
Taxes - Federal Income	4,620
Taxes - Payroll	35,907
Taxes - State	1,945
Taxes & Fees	3,550
Utilities - Building & Pool	35,000
Total Expense	744,407
Net Ordinary Income	41,496
(To discuss: Add staff position, + pr tax/ins)	-41,496