

GHENT SQUARE COMMUNITY ASSOCIATION

2026 BUDGET

November 1, 2025

Assessment: \$275 per quarter				BUDGET	PROJECT'D	BUDGET	NOTES
INCOME				2025	2025	2026	
Assessments							
4000-Assessments				\$508,200	\$508,200	\$508,200	
4001-Parking				\$3,000	\$1,500	\$1,500	
4002-Affiliates Pool 65 \$900							
Pickle 15 \$600							
Total				\$45,000	\$47,000	\$67,500	1
Rental							
4400-Clubhouse/Pool				\$6,000	\$5,000	\$6,000	
Collections							
4700-Processing Fees				\$0	\$0	\$0	
4710-Late Charges				\$2,500	\$1,500	\$2,000	
Other							
4835-Miscellaneous				\$2,000	\$2,000	\$1,000	
Investments							
4910-Interest & Dividends				\$35,000	\$30,000	\$35,000	
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				\$601,700	\$595,200	\$621,200	
EXPENSE							
Administrative							
5000-General Administrative				\$0	\$500	\$500	
5010 - Uncollectable Accounts				\$3,300	\$15,500	\$2,200	
5025-Collection Charges						\$500	
5045 - Dues/Subscriptions/CAI Ed.				\$500	\$1,000	\$800	
5090 - Office Supplies & Equip.				\$3,000	\$500	\$1,000	
5200 - Social/Recreational				\$2,000	\$1,000	\$2,000	
5210 - Printing & Copying				\$3,500	\$3,500	\$3,500	
5215 - Postage				\$2,000	\$2,000	\$2,000	
Payroll & Benefits							
5300 - Clerical Salary				\$65,000	\$70,000	\$65,000	
5301 - Pool Mgr						\$8,000	2
5312 - Security Alarm				\$1,700	\$1,000	\$2,000	
5315 - Security Patrol				\$0	\$5,000	\$0	
Insurance							
5400 - Insurance				\$18,000	\$18,000	\$18,000	
Utilities							
6000 - Electric Service				\$11,000	\$12,000	\$9,000	
6025 - Water/Sewer Fees				\$5,000	\$8,000	\$8,000	
6050 - Telephone Service				\$4,200	\$4,200	\$4,600	
6055 -GSCAWebsite				\$700	\$300	\$700	
6065 - Street Lighting				\$10,000	\$5,000	\$12,000	
6075 - Heutte Center Lighting				\$1,500	\$1,500	\$1,500	

Landscaping				
6100 - Landscape Contract	\$77,000	\$77,000	\$80,000	3
6110 - Landscape Repair & Maint.	\$10,000	\$19,000	\$5,000	
6199 - Grounds Improvement	\$10,000	\$1,500	\$5,000	
Irrigation				
6200 - Irrigation Repair & Maint.	\$2,000	\$4,000	\$3,000	
Contracted Services				
6430 - Clubhouse Cleaning	\$3,000	\$3,000	\$3,200	
6434 - Pest Control	\$800	\$500	\$800	
6436 - Locker Room Cleaning	\$1,000	\$1,000	\$1,000	
6438 - Pool Management	\$106,000	\$106,000	\$110,000	3
Repair & Maintenance				
6515 - General Repair & Maint.	\$15,000	\$7,500	\$15,000	
6700 - Pool Supplies/Repair/Maint.	\$10,000	\$7,500	\$10,000	
6765 - Tennis Court Repair/Maint.	\$10,000	\$100	\$3,500	4
Professional Services				
7000 - Audit & Tax Services	\$8,000	\$15,000	\$12,000	
7020 - Legal Services	\$3,000	\$32,000	\$3,000	
7040 - Management Fees	\$40,000	\$40,000	\$33,000	
Reimbursable Expenses				
8870 - Delinquency Notice Fees	\$1,500	\$1,500	\$1,500	
Taxes				
9000 - Income Tax Payments	\$18,000	\$20,000	\$18,000	
Other Expenses				
9105 - Contingency Operating	\$0	\$0	\$900	
Reserve Expenses				
9800 - Reserves Deposits	\$120,000	\$120,000	\$140,000	5
9908 - Earned Interest Reserve	\$35,000	\$35,000	\$35,000	
TOTAL EXPENSE	\$601,700	\$639,600	\$621,200	
NET INCOME (LOSS)	\$0	(\$44,400)	\$0	

NOTES:

- 1 Increase Affiliate Membership for pool and Pickleball
- 2 Hire a full-time pool manager
- 3 Contractual 4% increase for service contracts
- 4 Replace Pickleball court surface (from Reserve Funds) in lieu of repair
- 5 Increase contribution to Reserve Funds per Replacement Reserve Study