

FINAL	3-Sep-26	1420637.78	61,312.22	-182,137.41		
		1228504.71	\$243,449.63	285,137.59		
2024-2025 Budget	2024/2025 Actual Year End	2025-2026 Budget	2025/2026 Actuals as of 6/30/26	2026/2027 Budget	Variance (2026/2027 Budget vs. 2025/26 Budget)	2026-2027 Budget Explanations
\$1,130,621.20	\$1,135,200.00	\$1,171,500.00	\$1,171,500.00	\$1,381,072.00	\$209,572.00	Assuming increase to proposed \$806 Operating Assessment Dues (annual)
\$120,000.00	\$135,386.50	\$120,000.00	\$134,259.50	\$135,000.00	\$15,000.00	A % of these funds have been moved from Cap Resv. - Summer of 25 was the first year for new program.
\$6,000.00	\$9,578.22	\$6,800.00	\$4,303.52	\$8,000.00	\$1,200.00	Based numbers on 3 year average. \$5 Amenity Access Fees Racquet Sports - There has been a decline in access fee income for both tennis and pools, (based in 8/1/23 to 7/31/24).
\$3,600.00	\$7,932.00	\$4,200.00	\$2,136.81	\$4,200.00	\$0.00	Based on three year average \$5 Amenity Access Fees Pools - There has been a decline in access fee income for both tennis and pools, (based in 8/1/23 to 7/31/24).
\$6,200.00	\$7,900.00	\$5,700.00	\$5,500.00	\$0.00	-\$5,700.00	We will not be charging set-up fees going forward
\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	We didn't budget for this item, expecting the worst. Preparation and recording for liens (\$200 per lien) - Average annual income
\$3,365.00	\$3,136.18	\$3,300.00	\$2,032.86	\$13,000.00	\$9,700.00	Expected higher interest income expected from Schwab/new investment strategy
\$0.00	\$1,425.00	\$0.00	\$2,153.80	\$0.00	\$0.00	Based on \$25 for demand letters and 1.75% finance charge (3 year average)
\$500.00	\$965.00	\$500.00	\$250.00	\$500.00	\$0.00	The team has less swimmers then in prior years. (\$275.00 in income arrived in July).
\$140,000.00	\$122,579.09	\$140,000.00	\$16,365.54	\$100,000.00	-\$40,000.00	This budget number will be spread in the budget over July and Sept. Proposed budget Based on opening Memorial Day, closing Labor Day.
\$0.00	\$0.00	\$0.00	\$2,076.05	\$5,000.00	\$5,000.00	Bases on the June Mid Year Numebrs
\$19,000.00	\$15,250.00	\$20,000.00	\$16,200.00	\$20,000.00	\$0.00	the income and expense ADC lines are a wash. New home, remodeling building fees. Fewer submissions since the pandemic, a fee increase went into place
\$10,000.00	\$8,855.45	\$8,000.00	\$6,040.00	\$8,000.00	\$0.00	Income from grilling classes and other misc summer programs
\$1,800.00	\$569.00	\$1,800.00	\$134.00	\$500.00	-\$1,300.00	based on three year average. Other Income, owner list requests, merchandise sales (Hat & Visor) in 2024 the HOA received payment for an insurance claim so this income line was higher then normal, (\$63,479.53). Mrechandise sales have been moved to GL line - 335
\$150.00	\$440.00	\$150.00	\$543.00	\$400.00	\$250.00	Based on 3 yr average
\$1,441,236.20	\$1,449,216.44	\$1,481,950.00	\$1,364,695.08	\$1,675,672.00	\$193,722.00	Tennis fees, ADC fees, Program Fees Amty. Fees moved from cap Resv. Asmt. increase
y-o-y growth					13.1%	
2024-2025 Budget	2024/2025 Actual	2025-2026 Budget	2025/2026 Actuals as of 6/30/26	2026/2027 Budget	Variance (2026/2027 Budget vs. 2025/26 Budget)	2026-2027 Budget Explanations

\$75,000.00	\$37,778.00	\$40,000.00	\$60,961.00	\$75,000.00	\$35,000.00	Legal expenses are exceeding the budgeted annual amount. Linda discussed this issue with the governance committee. The board president and vice president have requested the legal bills and are auditing them. 6 17 26 Increased due to ongoing likelihood of increased legal fees going forward
\$5,500.00	\$8,687.88	\$6,932.00	\$7,595.25	\$15,000.00	\$8,068.00	Includes Misc Bank Charges, Quick Books Charges, Shopify Processing Fees (based on mid year numbers)
\$8,150.00	\$7,750.00	\$8,500.00		\$9,000.00	\$500.00	Cost based in proposal Audit & Tax Return
				\$60,000.00	\$60,000.00	Currently billing to date is \$22,059.55 for 4.5 months. That gives an average of \$4,902 per month.
\$31,000.00	\$41,431.29	\$40,000.00	\$5,922.00	\$45,000.00	\$5,000.00	Three year average, \$25K, increases in annual meeting cost for online voting, and BBQ cost , and food costs for meeting, reflected in the buyer. Annual BBQ cost \$2, 0.5K, Annual Mtg=1.5K, cost for Vote now \$1500.00 Quote recd 5 23 25)- Sue A pulled the cost of the cost of BBQ - 2203 \$24,322 / 2024 \$26,627.00 we expect that the cost in 2025 will increase due to a major vendor leaving the business and other costs going up. Vote Now cost will go up due to multiple items being voted on this year. Quoted as \$2000-3000.00
\$800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	This hasn't been paid out in 3 years. We should not have this as a budget line item
\$8,250.00	\$10,868.20	\$8,250.00	\$4,167.71	\$11,000.00	\$2,750.00	This GL line includes the job listings for several high-level positions. SVEA is not anticipating replacing multiple staff members in 26/27.
\$0.00	\$2,624.77	\$2,500.00	\$2,254.36	\$5,000.00	\$2,500.00	Letterhead, envelopes, welcome owner brochures - ordered brochures @1.3K - based on 3 yr average. This general ledger (GL) amount is higher than it was at this time last year; however, SVEA has conducted more mailings this year compared to the previous year. Increase based on mid year numbers
\$0.00	\$313.29	\$300.00	\$0.00	\$300.00	\$0.00	Check supply costs approx. \$259 Annually based on 2024 & 2025 costs
\$20,000.00	\$15,204.37	\$20,000.00	\$11,953.65	\$29,000.00	\$9,000.00	Based on 8/23 to 7/24 actual cost. Internet=5K; IT Support, office 365 & antivirus software=4K; Square POS cost increased this year due to merchandise being sold (\$2940.00 for the POS system added to five locations. This is a year's commitment for the service.) – There is an additional cost for events registration with Shopfiy through the website - this exact cost will be unknown until the end of the season, (the Juen fee was \$89.00 I am estiamteing \$100-150 a month for three months) . SVEA pays a fee for each online registration. Web hosting, Constant contact(cost has increased for 2026/2027) =2K; Web-site updates and event updates-2K; Zoom & Box fees=1K; Ally software
\$3,000.00	\$749.00	\$3,000.00	\$180.00	\$3,000.00	\$0.00	CAI Classes and related for Admin staff, (Kori, Sue, Linda and Ops) and cpr add training and Administrative staff continuing education
			\$5,343.06	\$5,000.00	\$5,000.00	Last budget season we replaces a number of key positions.
\$900.00	\$581.93	\$900.00	\$439.28	\$900.00	\$0.00	Amenity card supplies: plastic cards, paper and color film (based on 3 yr average)
\$550.00	\$0.00	\$550.00	\$448.75	\$550.00	\$0.00	Minor repairs on office equipment
\$38,181.00	\$29,025.69	\$30,000.00	\$11,101.92	\$37,800.00	\$7,800.00	Health and dental based on the recommended increases and staff elligablity (Prior year two elligal staff 26/27 year 6 elligable staff members)
\$468,771.52	\$488,295.94	\$482,405.34	\$311,527.46	\$491,425.00	\$9,019.66	seasonal operations staff are new this year and are newly budgeted positions. Due to changes in accounting, Kassy has moved into the office five days a week, as Kory is needed in accounting during the same period. Sue Ahern's replacement has been hired and is training alongside Sue until mid-September, resulting in double payment for this position at this time.Part Tlme Admin has been Paid under 431, has been moved to admin. full time. 2026/2027 - Seasonal Opps has been moved to Full tiem year round, seasonal Admin has been moved to Full time. Winter hot tub hours / pay ahs been adjsutod so that Seasonl Opps staff covers 40 hours at the Winer hot tub. Savings moved from Winter pool hours and Summer opps staff) WAITING ON THE EXECUTIVE CTE TO APPROVE
\$0.00	\$0.00	\$0.00			\$0.00	
\$0.00	\$0.00	\$32,000.00		\$0.00	-\$32,000.00	This cost was moved to Admin Salary moving the staff ot fulltime year around. Requested by staff and BOD Pres: This is a new position added- to provide 7 days a week Operations coverage. This position will work the 5 days a week including when the Opps mgr. is off (\$32,000.00)- This years expense for 2026 has been booked to 431.
\$2,500.00	\$466.27	\$2,500.00	\$0.00	\$2,500.00	\$0.00	(Estimated expense did not include administrative staff time working events)
\$56,949.86	\$55,081.16	\$65,000.00	\$29,759.46	\$65,000.00	\$0.00	Social Security - 6.2%; Medicare - 1.45%, SUTA - .448% up to 38.2K, FUTA .6% up to 7K, Ave payroll taxes - 8.4%.(Payroll Tax is now included in this line item for all departments to correspond with the annual audit.
	-\$17,308.69		-\$4,635.64	-\$17,308.69	-\$17,308.69	

\$2,875.00	\$2,860.50	\$3,000.00	\$1,551.50	\$7,762.00	\$4,762.00	We recommend that all workman's comp be combines to reflect a more accurate depiction. Premium for 2023-24 = \$14,375 It is split equally between management, both pools and tennis
\$9,499.55	\$8,951.44	\$25,000.00	\$3,417.62	\$20,000.00	-\$5,000.00	Staffing change, 2026/2027, SVEA contributes 6% for qualified full-time employees to a 401(k)
\$7,875.00	\$11,256.54	\$22,000.00	\$6,876.63	\$22,000.00	\$0.00	Postage is going up July 12, 2026 from .78 to .80 per stamp. We have just over 50% of the members who have authorized electronic communications Staff is making efforts to assist owners in transitioning to digital communication options.
\$155.00	\$120.00	\$155.00	\$584.20	\$6,000.00	\$5,845.00	CAI Membership - QuickBooks fees for annual Services (best cost estimate provided by Cammi for QB \$4813.00)
\$2,100.00	\$2,056.53	\$2,100.00	\$1,300.21	\$3,600.00	\$1,500.00	Avg.\$300 month for mail, bank, ADC mileage. Current rate = .655 per mile. Used 3 yr average
\$19,000.00	\$13,850.00	\$19,000.00	\$15,574.62	\$19,000.00	\$0.00	ADC expenses have increased primarily because of the need for additional and longer-than-normal meetings due to appeals and complicated submissions. Jericho and Community School. ADC meetings for new home construction, remodels etc. This cost will not reflect any appeal legal bills.
\$8,500.00	\$11,204.51	\$8,500.00	\$1,502.38	\$11,000.00	\$2,500.00	Supplies and Vendor payments for SVEA Events- 3 year adv.. \$8500
\$10,500.00	\$12,590.06	\$12,000.00	\$8,355.24	\$13,000.00	\$1,000.00	3 Year average is 9.5 K - Printing of Brochures, Newsletters, posters, statements, etc. (Staff will increase presence of brochures & posters with the opening of the Harker Pool)
\$2,600.00	\$2,615.22	\$2,970.00	\$2,579.75	\$3,000.00	\$30.00	Double the six month cost - Ave @ \$200 mo.: 3-office, 1-fax, and 1-conference line, long-distance (directory listings @ 200)
\$4,050.00	\$3,858.90	\$4,050.00	\$1,877.74	\$4,100.00	\$50.00	No projected increases for mail-machine/scale
\$786,706.93	\$750,912.80	\$841,612.34	\$490,638.15	\$947,628.31	\$106,015.97	increase due to:payroll,edcuation, ADC exp.,payroll taxes
y-o-y growth					12.6%	
2024-2025 Budget	2024/2025 Actual	2025-2026 Budget	2025/2026 Actuals as of 6/30/26	2026/2027 Budget	Variance (2026/2027 Budget vs. 2025/26 Budget)	2026-2027 Budget Explanations
\$1,000.00	\$1,745.34	\$1,300.00	\$919.32	\$2,000.00	\$700.00	Three year average: \$1085. Half year cost plus the 3.44 % Increase - 3.44 % increase as been put in place as of 6.1.26.
\$47,000.00	\$52,715.68	\$49,000.00	\$22,827.24	\$55,000.00	\$6,000.00	Landscaping Harker Center, Village Tennis, Sunrise, SVEA signs, Pools & Courts - I added a little funds for additional items that might come up and the areas around the Harker Pool that have been added. PUL
\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	GI/Budget line added to track actual expense of SVEA tree removals
\$6,000.00	\$20,940.47	\$20,000.00	\$4,896.70	\$20,000.00	\$0.00	5 year average - \$10k three year average is 17 K Starting 2024 includes Village Pool. Based on a 3 year average +inflation - increased costs, and if needed spreading snow on courts .
\$750.00	\$654.90	\$750.00	\$0.00	\$750.00	\$0.00	Harker Park - sand in Volleyball pit/ Paint the lines b ball court / bocci ball court etch. For unplanned park maintenance - annual volleyball & basketball court cleanup- doggy station s
\$8,200.00	\$3,283.68	\$8,200.00	\$900.00	\$9,000.00	\$800.00	Three year average is - \$7000. But owners expect that area be addressed The expected expense for Twin Creek Ponds. Install & Remove aerator @ VP. Prune willows, rake algae, remove debris, clean overflows, willow removal etc.
\$500.00	\$163.12	\$1,100.00	\$556.65	\$1,100.00	\$0.00	Misc. park supplies and repairs (doggy bags, paint act)- In 2024/2025 the HOA used 23000 dog waste bags the cost is now \$529 annually for the dog waste bags (if purchased in bulk)
\$1,300.00	\$1,244.81	\$1,400.00	\$985.61	\$1,400.00	\$0.00	Average \$95 per month plus three extra pickups for large events
\$9,000.00	\$14,102.19	\$9,500.00	\$626.58	\$15,000.00	\$5,500.00	SVW&SD had a 5% increase in 12/25 - Increase added

\$7,000.00	\$3,335.96	\$7,000.00	\$0.00	\$7,000.00	\$0.00	Three year average is \$2,000. For misc. repairs to O/S signs, barricades, clearing trail access corridor etc. willow & tree removal, dog bag replacement, Moved from Cap Res (1452 \$0.00 / 1477 \$0.00)
\$1,075.00	\$0.00	\$1,075.00	\$0.00	\$1,075.00	\$0.00	Oct. Scheduled Exp. Annual service of fire extinguishers at all locations & sprinkler inspection at HP & HT - Based on 3 year averages billings
\$9,166.00	\$20,117.50	\$10,000.00	\$0.00	\$10,000.00	\$0.00	Mandatory control of noxious weeds on SVEA open space. As of June 30th we have outstanding invoices from vendors.
\$90,991.00	\$118,303.65	\$109,325.00	\$31,712.10	\$132,325.00	\$23,000.00	Increase due to: higher landscaping costs, tree removal budgeted appropriately, water utilities
y-o-y growth 21.0%						
2024-2025 Budget	2024/2025 Actual	2025-2026 Budget	2025/2026 Actuals as of 6/30/26	2026/2027 Budget	Variance (2026/2027 Budget vs. 2025/26 Budget)	2026-2027 Budget Explanations
\$1,750.00	\$1,859.26	\$1,750.00	\$399.65	\$2,100.00	\$350.00	SVW&SD had a 5% increase in 12/25. No increase is noted on the current website as of 7 1 26
\$14,715.00	\$14,852.41	\$16,800.00	\$8,840.34	\$16,800.00	\$0.00	Three year average: \$ 14,870. Half year cost plus the 3.44 % Increase - 3.44 % increase as been put in place as of 6.1.26.
\$35,000.00	\$23,039.08	\$32,000.00	\$10,751.89	\$30,000.00	-\$2,000.00	three year average is 30 K - No rate increased have been filed for by the gas Company at this time according to the website (found under commission filing).
\$7,600.00	\$21,491.33	\$9,600.00	\$14,346.13	\$25,000.00	\$15,400.00	SVEA has addressed several long-term maintenance issues, including plumbing usage. The sauna has been cleaned and maintained for the first time in ten years, and permanent signs have been purchased for the facility.
\$4,000.00	\$3,606.79	\$4,900.00	\$3,304.09	\$6,000.00	\$1,100.00	3 year average is \$4900 Misc. supplies incl. first aide, laundry soap, toilet paper etc.all costs are going up.
\$950.00	\$977.42	\$0.00	\$0.00	\$4,000.00	\$4,000.00	Staff has been asked to purchase a higher quality towel for the facilites.
\$8,000.00	\$17,344.44	\$9,100.00	\$387.75	\$18,000.00	\$8,900.00	3 year average is \$8000 (However 2023 = \$7950.00 2024 \$8650 estimated for inflation).
\$500.00	\$383.36	\$0.00	\$0.00	\$500.00	\$500.00	Uniforms, hats, swim wear for pool staff
\$540.00	\$540.00	\$720.00	\$395.94	\$720.00	\$0.00	One line @ \$45 mo.
\$44,000.00	\$47,243.94	\$53,832.00	\$10,906.92	\$46,000.00	-\$7,832.00	Proposed with starting pay increases and moved the seasonal opps to year round covering the winter pool 40 hours a week in the winter season.
\$0.00	\$4,036.58	\$0.00	\$1,134.16	\$4,036.58	\$4,036.58	Payroll Taxes have been moved to Administrative expense to correspond with the annual audit.
\$2,875.00	\$2,860.50	\$3,000.00	\$1,552.50	\$646.80	-\$2,353.20	Premium has been split based on the % for each department.
\$16,000.00	\$7,490.00	\$16,000.00	\$2,787.61	\$16,000.00	\$0.00	carpet & tile cleaning @ \$750 plus 9 hours a week deep clean @ \$45 hr. plus \$500 fr once a year deep cleaning before spring opening Normalizing budgeted cost to past years plus cushion
\$450.00	\$578.44	\$550.00	\$179.22	\$696.00	\$146.00	\$65 per quarter plus service calls @ \$100 (4 calls) - the vendor could not advise of any planned increases. I added a \$3 a month increase to match the increase at the other facilities.
\$136,380.00	\$146,303.55	\$148,252.00	\$54,986.20	\$170,499.38	\$22,247.38	
y-o-y growth 15.0%						

2024-2025 Budget	2024/2025 Actual	2025-2026 Budget	2025/2026 Actuals as of 6/30/26	2026/2027 Budget	Variance (2026/2027 Budget vs. 2025/26 Budget)	2026-2027 Budget Explanations
\$5,100.00	\$1,871.80	\$5,100.00	\$1,078.32	\$3,000.00	-\$2,100.00	SVW&SD had a 5% increase in 12/25. No increase is noted on the current website as of 7 1 26 (assumes Winter hot tub NOT opening)
\$14,000.00	\$14,675.27	\$18,900.00	\$9,135.17	\$18,000.00	-\$900.00	Budget includes the cost to open the HP hot tub. Three year average: \$ 3152 but this is not an accurate depicaiton. Expected Rate increase as of 6 12 25: Half year cost plus the 3.44 % Increase - 3.44 % increase as been put in place as of 6.1.26. (assumes Winter hot tub opening)
\$30,000.00	\$19,299.13	\$30,000.00	\$6,634.43	\$19,000.00	-\$11,000.00	The new system at the Harker was expected to be more efficient but is not ending up to be so, it will need another year to show the true effects. (five month amount / five = \$2005 x12 = \$ 24060) No rate increased have been filed for by the gas Company at this time according to the website (found under commission filing). (assumes Winter hot tub NOT opening)
\$5,000.00	\$14,625.88	\$5,000.00	\$3,733.99	\$6,000.00	\$1,000.00	3 year average costs - \$1808, but the pool has not been open, Winterize pool \$1K and misc. repairs. Moved expense from Cap Res. Budget (1490,\$5,000) - we have addressed a lot of plumbing issues @ the pool facility. (assumes Winter hot tub NOT opening)
\$2,500.00	\$1,865.57	\$2,500.00	\$1,010.83	\$3,000.00	\$500.00	3 year average is \$1400 but the pool has not been open Misc. supplies incl. first aide, laundry soap, toilet paper etc. (assumes Winter hot tub NOT opening)
\$950.00	\$977.41	\$0.00	\$0.00	\$4,000.00	\$4,000.00	Staff has been asked to purchase a higher quality towel for the facilites.
\$2,000.00	\$3,470.50	\$4,000.00	\$2,218.27	\$4,200.00	\$200.00	Chlorine is generated by the system, but we will need to buy salt and acid the cost is estimated based in the three year average
\$500.00	\$368.45	\$0.00	\$0.00	\$500.00	\$500.00	Based on the three year average. Uniforms, hats, swim wear for pool staff
\$600.00	\$551.39	\$600.00	\$264.87	\$600.00	\$0.00	\$45 Per month (\$540)
\$37,703.00	\$19,073.92	\$16,000.00	\$21,079.76	\$26,000.00	\$10,000.00	Harker Pool returning to standard hours - with the funds included to open in the winter hot tub (assumes Winter hot tub NOT opening - would be \$27K in staffing costs)
	\$1,623.65	\$0.00	\$1,892.35	\$3,740.00	\$3,740.00	Payroll Taxes have been moved to Administrative expense to correspond with the annual audit.
\$2,875.00	\$2,860.50	\$3,000.00	\$1,552.50	\$2,860.50	-\$139.50	Premium for 2023-24 = \$11,500 It is split equally between management, both pools and tennis
\$14,000.00	\$2,660.00	\$7,000.00	\$4,290.00	\$10,000.00	\$3,000.00	Adjusted the cost to allow for the Harker hot tub to be open to owner in Nov. Forward - carpet & tile cleaning @ \$750 plus 9 hours a week deep clean @ \$45 hr.
\$270.00	\$0.00	\$0.00	\$0.00	\$568.00	\$568.00	\$42 per quarter plus 4 service call @ \$100
	\$0.00	\$2,500.00	\$0.00	\$3,000.00	\$500.00	Annual Chlorine equipment inspection: Estimated Cost based on 2025 inspection (2025 cost \$2,000 booked to consultants)
\$115,498.00	\$83,923.47	\$94,600.00	\$52,890.49	\$104,468.50	\$9,868.50	(assumes Winter hot tub NOT opening) , cleaning and utlities increased
y-o-y growth 10.4%						
2024-2025 Budget	2024/2025 Actual	2025-2026 Budget	2025/2026 Actuals as of 6/30/26	2026/2027 Budget	Variance (2026/2027 Budget vs. 2025/26 Budget)	2026-2027 Budget Explanations
\$8,500.00	\$6,020.00	\$8,500.00	\$8,046.23	\$8,500.00	\$0.00	Weekly cleaning of the Harker center; window washing 1x, carpet cleaning 1x yr @ 650/ based on three year average. This GL line is over for the 25/26 because the Haker was open in the winter when the Village was closed.
\$2,250.00	\$6,289.33	\$3,600.00	\$4,269.11	\$8,000.00	\$4,400.00	Three year average: \$3152 Half year cost plus the 3.44 % Increase - 3.44 % increase as been put in place as of 6.1.26.

\$136,380.00	\$146,303.55	\$148,252.00	\$54,986.20	\$170,499.38	\$22,247.38	
\$115,498.00	\$83,923.47	\$94,600.00	\$52,890.49	\$104,468.50	\$9,868.50	
\$21,410.00	\$28,933.02	\$23,260.00	\$32,549.55	\$36,986.00	\$13,726.00	
\$173,780.00	\$220,081.79	\$182,875.00	\$78,063.77	\$163,947.50	-\$18,927.50	
\$79,270.00	\$53,886.09	\$72,030.00	\$70,706.05	\$102,520.00	\$30,490.00	
\$1,404,035.93	\$1,402,344.37	\$1,471,954.34	\$811,546.31	\$1,658,374.69	\$186,420.35	The current finance policy requires 3% of the total budget to be set aside for a contingency fund. Phasing in with 1% in FY27
026/2027)				\$16,583.75	12.7%	<- increase in total expenses (ex. Contingency)
				\$1,674,958.44	13.8%	
		9,996		714		
		2026/2027 Op Dues Assessments				
		Total Properties				1,650
						1,674,958
		Implied Required Annual Operating Assessment				\$1,015
		Semi Annual Payment				\$508
		2025 /2026 Op Dues Assessments				
		Total Properties				1,650
						1,171,500
		Annual Assessment (operating)				\$710
		Semi Annual Payment				\$355