

## Ashford Lake Property Owners' Association (ALPOA)

### 2026 Proposed Budget Updated 09-30-25

#### Summary

ALPOA will conclude 2025 under budget for expenses and ahead of budget for collections.  
 Our current financial position will allow the following:  
 ALPOA will carry enough cash into 2026 to continue operations until 2026 assessments come in.  
 ALPOA can budget for expected income and expenses in 2026 while contributing to the Capital Fund.  
 The only significant change to this budget from 2025 is allowing for DEEP required Dam Inspection.

	2025			2026			Notes
	2025 Approved Budget	2025 Actual as of 9/28/25 + Forecast	2025 Over/Under Budget	2026 Proposed Budget	Change from 2025 Approved Budget	Change from 2025 Actual	
<b>Assessments</b>							
No. of Owners	131	131	\$ -	131	0	0	
No. of Assessments	143.11	143.11	\$ -	142.11	-1	-1	There was one lot consolidation.
\$/Assessment	\$ 600	\$ 600	\$ -	\$ 600	\$ -	0	Not recommending a change to the assessment for 2026.
Total \$ Assessed	\$ 85,866	\$ 85,866	\$ -	\$ 85,266	\$ (600)	-600	Since 2005 there have been 15 lot consolidations, \$9,000 less assessed @ \$600.
<b>Income</b>							
Assessments	\$ 77,279	\$ 82,294	\$ 5,015	\$ 76,739	\$ (540)	\$ (5,555)	ALPOA expects to receive 106% of budgeted current assessments in 2025.
Delinquent Received	\$ 8,587	\$ 10,913	\$ 2,326	\$ 8,527	\$ (60)	\$ (2,386)	ALPOA expects to receive 127% of budgeted delinquent assessments in 2025.
Total Assessments	\$ 85,866	\$ 93,207	\$ 7,341	\$ 85,266	\$ (600)	\$ (7,941)	ALPOA expects to receive 109% of budgeted total assessments in 2025.
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest in Capital Fund Only.
Total Income	\$ 85,866	\$ 93,207	\$ 7,341	\$ 85,266	\$ (600)	\$ (7,941)	ALPOA expects to receive 109% of budgeted total assessments in 2025.
Carryover from Prev. Year	\$ 12,650	\$ 4,087	\$ (8,563)	\$ 9,113	\$ (3,537)	\$ 5,026	Cash carryover from 2024 was less than forecasted.
Total Funds Available	\$ 98,516	\$ 97,294	\$ (1,222)	\$ 94,379	\$ (4,137)	\$ (2,915)	Due to low carryover, slightly less cash available in 2025 than budgeted.
<b>Expenditures</b>							
Snowplowing	\$ 20,000	\$ 17,595	\$ (2,405)	\$ 20,000	\$ -	\$ 2,405	Based on history + Contingency. If it is an extraordinarily good or bad winter, more or less funds will be available for road improvements and drainage.
Road Maintenance	\$ 3,000	\$ 6,287	\$ 3,287	\$ 4,000	\$ 1,000	\$ (2,287)	Based on history.
Road Projects (Major)	\$ 30,000	\$ 28,344	\$ (1,656)	\$ 25,000	\$ (5,000)	\$ (3,344)	Reduced from 2025 to make funds available for DEEP Required Dam Inspection.
Dam Mowing	\$ 5,000	\$ 6,000	\$ 1,000	\$ 6,000	\$ 1,000	\$ -	Based on history.
Dam Maintenance	\$ 500	\$ -	\$ (500)	\$ 5,000	\$ 4,500	\$ 5,000	DEEP Required Dam Inspection in 2026.
Other Maintenance	\$ 1,000	\$ 900	\$ (100)	\$ 750	\$ (250)	\$ (150)	Contingency.
Recreation/Beaches	\$ 1,750	\$ 583	\$ (1,167)	\$ 750	\$ (1,000)	\$ 167	Based on history.
Administration	\$ 500	\$ 780	\$ 280	\$ 750	\$ 250	\$ (30)	Based on history.
Communications	\$ 500	\$ 414	\$ (86)	\$ 500	\$ -	\$ 86	Based on history.
Legal	\$ 5,000	\$ 3,011	\$ (1,989)	\$ 3,000	\$ (2,000)	\$ (11)	Expecting reduced legal activity in 2026.
Insurance	\$ 20,000	\$ 13,001	\$ (6,999)	\$ 18,000	\$ (2,000)	\$ 4,999	2025 Insurance cost reduced by at least \$325.
Community Projects	\$ 600	\$ 600	\$ -	\$ 600	\$ -	\$ -	Community contributions.
Total Expenditures	\$ 87,850	\$ 77,515	\$ (10,335)	\$ 84,350	\$ (3,500)	\$ 6,835	
Transfer to Capital Funds	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	Capital Account contributions if cash available at year end.
Total funds required	\$ 97,850	\$ 87,515	\$ (10,335)	\$ 94,350	\$ (3,500)	\$ 6,835	See total expenditures
End of Year Operating Cash	\$ 666	\$ 9,779	\$ 9,113	\$ 29	\$ (637)	\$ (9,750)	Increase/Decrease of cash based on collections and expenditures
<b>End of Year Balance</b>							
Operating Account	\$ 666	\$ 9,779	\$ 9,113	\$ 29	\$ (637)	\$ (9,750)	Based on cash flow throughout the year.
Capital Funds Account	\$ 99,214	\$ 99,440	\$ 226	\$ 110,640	\$ 11,426	\$ 11,200	Rebuilding Capital Account through interest income and annual contributions.