

Kent Woodlands Property Owners Association

2026 Budget

Approved 10/27/2025

	Q1-Q3 2025	Est Q4 2025	Est Total 2025	2026 Budget
Operating Income				
Residential Asmts	227,940		227,940	247,618
<i>Waived 10% Assesment Increase</i>				-22,510
Interest Savings	6,165	2,055	8,220	6,000
Social Committee Income	130	5,000	5,130	5,000
Design Review Income	66,100	3,471	69,571	50,000
Design Review Refunds	-4,640		-4,640	
Disclosure Packages Income	3,865	313	4,178	5,000
Fine Income			0	0
Total Operating Income	299,559	10,840	310,399	291,108
Operating Expense				
Office Expenses	3,206	1,141	4,347	4,600
Internet	1,511	501	2,012	2,100
Bank Service Charges	74	25	99	100
PayPal Fees	3,958		3,958	4,100
Rent	18,846	6,282	25,128	25,928
Design Review Consultant	47,938	17,439	65,377	64,800
Dues and Subscriptions	3,449	1,226	4,675	5,500
Printing	2,093	2,700	4,793	3,000
Fire Safety Consulting	5,760	1,260	7,020	31,200
Fire Safety Other Expenses	773	1500	2,273	1,200
Postage	2,469	2050	4,519	5,000
Office Staff Payroll	43,573	16,340	59,913	61,250
Insurance	12,897		12,897	13,500
Tax Preparation	1,200		1,200	6,000
Financial Statement Review	3,700		3,700	
Legal Fees	22,757	7,586	30,343	20,000
Election Services Consulting	2,077		2,077	3,500
Social Committee	9,047	12,000	21,047	21,500
Carbon Neutral Committee			0	500
Water			0	
Utilities - Other	878	452	1,330	1,675
Maintenance Services	5,169	1,584	6,753	7,090
Landscape Services	34,170	2750	36,920	12,000
Payroll Expenses	504	168	672	750
Property Taxes	100		100	100
Employment Taxes	15,898	5,500	21,398	22,000
LPR Cameras - CSA17	-1,075		-1,075	
Total Operating Expense	240,973	80,504	321,477	317,393
NET OPERATING INCOME	58,586	-69,664	-11,079	-26,285

OTHER INCOME				
59000-1 Miscellaneous Lot Sale	77,243		77,243	
59100-1 GoFundMe Contributions	26,698	17,734	44,432	
Total Other Income	103,940	17,734	121,675	
OTHER EXPENSES				
68000 · Acorn Lot Expenses		65,000	65,000	
6620 · Income Tax Expense (Est)				27,034
Total Other Expenses	0	65,000	65,000	27,034
NET OTHER INCOME	103,940	-47,266	56,675	-27,034
TOTAL PROFIT (LOSS)	162,526	-116,930	45,596	-53,319

Notes:

1. The Board of Directors elected to waive an annual 10% COLA increase in Residential Assessments
2. Increases in 2026 Operating Expenses are primarily due to the increase in Fire Safety Consulting requirements
3. A one-time 2026 Income Tax Expense was incurred through the sale of a miscellaneous parcel
4. 2026 losses are largely offset by Excess Income in 2025 resulting in a minimal draw of reserves of approximately \$7,700