**Flaura's Acres Property Owners Association**
**FY 2026 Annual Association Budget**
**September 1, 2026 - August 31, 2027**

| | | |
|---|---|---|
| **Projected Operating Income** | | |
| Checking Account Funds | $ 105,700.00 | |
| Association Dues * | $ 48,600.00 | |
| Accounts Receivable | $ 11,700.00 | |
| Homeowner Finance Charges | $ 600.00 | |
| **Total Annual Income** | | **$ 166,600.00** |
| | | |
| **Projected Operating Expenses** | | |
| Accounting Services | | |
| Bookkeeping Services | $ 2,500.00 | |
| Tax Return Preparation | $ 1,000.00 | |
| Bank Charges | | |
| Safe Deposit Box | $ 60.00 | |
| Common Property Maintenance | | |
| Mowing | $ 5,000.00 | |
| Street repairs ** | $ 2,300.00 | |
| Insurance Expense | $ 1,281.00 | |
| Legal & Professional | $ 2,500.00 | |
| Licensing & Permits | | |
| Water Permit | $ 350.00 | |
| Septic Permit | $ 1,200.00 | |
| Meeting Expenses | $ 600.00 | |
| Office Supplies | $ 200.00 | |
| Property Taxes | $ 331.00 | |
| Pump Electricity ** | $ 2,550.00 | |
| Septic System Inspection ** | $ 2,650.00 | |
| US Postal Service | | |
| PO Box Rental | $ 188.00 | |
| Postage | $ 160.00 | |
| Website | $ 262.00 | |
| Well Water | | |
| Water Sampling ** | $ 2,800.00 | |
| Water Testing ** | $ 870.00 | |
| Pump Materials ** | $ 1,100.00 | |
| **Total Annual Expenses** | | **$ 27,902.00** |
| | | |
| Projected Reserve Funds | | $ 138,698.00 |

Notes
* Water fees assumed to be $100/mo per property for 8 months; then $25/mo per property for 4 mos
** Estimated costs for an 8 month period until we connect to city services