

ASTOR CREEK COUNTRY CLUB
2026 PROPOSED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
900 HOMES

2025 ADOPTED BUDGET	YTD (August) 2025 ACTUAL	2025 PROJECTED YEAR END	2026 PROPOSED BUDGET
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REVENUE

50000 Maintenance Assessment Income	\$2,498,580	\$163,854	\$283,788	\$2,498,580
50' Lot # Lots 207	\$225.00	\$ 186,300.00		\$186,300
60' Lot # Lots 360	\$230.00	\$ 331,200.00		\$331,200
70' Lot # Lots 216	\$235.00	\$ 203,040.00		\$203,040
80' Lot # Lots 117	\$240.00	\$ 112,320.00		\$112,320

UTILITIES

60000 Electric	270,000	74,798	112,197	270,000
60050 Utilities (For Guard House)	5,000	497	746	5,000
60145 Water - Irrigation	30,000			30,000
TOTAL UTILITIES	\$305,000	\$75,295	\$112,943	\$305,000

COMMON AREAS GROUNDS MAINTENANCE

61650 Pressure Cleaning	10,000	1,100	1,500	5,000
61700 Rust Tech Services				54,300
61770 Storm Clean Up/ Damage	15,000	0	0	15,000
63010 Landscape Maintenance & Fertilization	1,000,000	323,376	485,064	1,000,000
63100 Landscape Improvements & Replacements	60,000	5,695	6,000	60,000
63110 Annuals/Flowers	50,000	8,975	17,950	50,000
63120 Mulch	40,000		40,000	55,000
63300 Tree Trimming & Maint. - Common	180,000	0	0	150,000
63510 Irrigation Repairs & Supplies	30,000	37,703	64,155	9,700
TOTAL GROUNDS MAINTENANCE	\$1,385,000	\$376,849	\$614,669	\$1,399,000

OPERATING EXPENSES

61300 Fountains Maintenance	5,000	590	1,180	3,000
61370 Gatehouse Maintenance	20,000	4,013	4,500	20,000
61760 Street Sweeping	5,000	0	0	0
62300 Fountain Repairs & Supplies	10,500	0	0	10,500
62400 General Repairs and Maintenance	20,000	0	0	25,000
62435 Holiday Decorations and Lighting	40,000	0	20,000	40,000
62520 Lighting Repairs & Supplies	10,000	0	0	10,000
61730 Signage Repairs and Supplies	10,000	445	445	10,000
63545 Pump Station Repairs	10,000	0	0	10,000
64000 Security/Access Control Contract	310,000	151,652	216,747	310,000
64010 Security System Repairs & Maint	30,000	6,522	7,000	30,000
TOTAL OPERATING EXPENSES	\$470,500	\$163,222	\$249,872	\$468,500

GENERAL ADMINISTRATIVE EXPENSES

66000 Copies/Postage/Mailing Expenses	10,000	560	1,000	6,000
66010 Office Expenses	7,500	140	200	5,000
66100 Website	4,500	0	0	0
66110 Accounting Fees Tax Prep (Audit/Review)	6,500		5,400	5,500
66130 Legal Fees	2,000	750	750	2,000
66160 Management Fees & Office Staff	238,712	17,657	30,269	238,712
66205 Fees/Dues/Permits/Licenses/Taxes	1,500	267	267	1,500
66600 Contingency	10,368	0	0	10,368
67000 Insurance	57,000	9,453	9,453	57,000
TOTAL GENERAL ADMINISTRATIVE EXPE	\$338,080	\$28,827	\$47,339	\$326,080

TOTAL EXPENSES

\$2,498,580	\$644,192	\$1,024,823	\$2,498,580
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BASE MONTHLY ASSESSMENT

50' Lot AC40 Product	\$225.00		\$225.00
60' Lot AC50 Product	\$230.00		\$230.00
70' Lot AC60 Product	\$235.00		\$235.00
80' Lot AC70 Product	\$240.00		\$240.00

TOTAL QUARTERLY ASSESSMENTS

50' Lot AC40 Product	\$675.00		\$675.00
60' Lot AC50 Product	\$690.00		\$690.00
70' Lot AC60 Product	\$705.00		\$705.00
80' Lot AC70 Product	\$720.00		\$720.00