

**Courtyards at Golden Gateway
2023-2026 Financials & Budget**

	2026		2025		2025		2024		2023	
	BUDGET		BUDGET		Actual		Actual		Actual	
Revenue										
Member Dues Income	128,400.00		72,000.00		69,198.00		34,700.00		2,800.00	
New Member Contributions	3,000.00		8,000.00		10,000.00		14,000.00		9,000.00	
Sales Office Contribution	5,000.00	5,000.00	4,440.00	4,440.00	3,763.00	3,763.00	3,763.00	3,763.00	247.00	247.00
Total Revenue	136,400.00		84,440.00		82,961.00		52,463.00		11,800.00	
Expenses										
	2026 Office Share		2025 Office Share		2025 Office Share		2024 Office Share		2023 Office Share	
Townhomes		12%		12%		12%		12%		12%
Garbage Service	6,200.00		4,700.00		5,456.79	0.00	2,751.48	0.00	478.22	
Lawn Care	55,000.00		22,500.00		48,719.25	0.00	18,206.59	0.00	1,485.14	
Snow Removal	15,000.00		4,400.00		11,469.60	0.00	3,211.48	0.00	0.00	
Clubhouse										
Insurance Expense	9,100.00	1,092.00	7,500.00	900.00	7,488.69	898.64	6,881.25	825.75	1,705.98	204.72
Lawn Care & Sprinklers	4,000.00		2,800.00		3,701.07		2,524.37		0.00	
Snow Removal	1,500.00	180.00	1,500.00	180.00	854.91	102.59	1,125.73	135.09	0.00	
Parking Lot Maint	500.00		500.00		0.00		0.00		0.00	
Garbage/Janitorial/Supplies	6,000.00	720.00	6,000.00	720.00	7,393.05	887.17	5,665.98	679.92	0.00	
Pool Maintenance	4,500.00		4,000.00		3,779.66		3,599.91		0.00	
Furnishings/Fitness Rm/Courts/Golf	1,000.00		1,000.00		2,496.28		277.83		0.00	
Electric	2,800.00	336.00	2,700.00	324.00	2,798.00	335.76	2,452.00	294.24	0.00	
Gas	3,200.00	384.00	2,700.00	324.00	3,115.31	373.84	2,647.58	317.71	0.00	
Water/Sewer	5,300.00	636.00	5,000.00	600.00	5,295.46	635.46	4,527.40	543.29	0.00	
Midco Internet	2,100.00	252.00	2,100.00	252.00	2,050.92	246.11	2,050.92	246.11	351.82	42.22
Access	1,000.00		1,000.00		208.10		520.38		0.00	
Property Taxes	12,600.00	1,512.00	9,500.00	1,140.00	9,492.55	1139.11	6,009.82	721.18	0.00	
Management Fees	6,380.00		6,390.00		6,372.00		6,372.00		4,251.00	0.00
Office Supplies/Printing/Postage	500.00		500.00		671.70		400.00		400.00	0.00
Total Expenses	136,680.00	5,112.00	84,790.00	4,440.00	121,363.34	4,618.67	69,224.72	3,763.28	8,672.16	246.94