

**TVHA Budget for Fiscal Year 2026-27 – 4-20-26 draft**  
**(adopted by Board April \_\_, 2026, subject to community vote)**

Annual Dues/home: \_\_\_\_\_. Installments (due July 1, January 1): \_\_\_\_\_. Portion to Asset Reserve/home: \_\_\_\_\_

Category	Prior Year Budget FY 25-26*	Adopted Budget FY 26-27	Change from prior year	Comments * FY 25-26 budget is as modified by mid-year budget adjustments (transfers from contingency)
<b>Revenue -</b>				
- Dues	\$30,030	\$36,660		
- Interest used for operations	2,600	0		Interest will be retained in reserve accounts
<b>Total Revenue</b>	\$32,630	\$36,660		
- Less Portion to Asset Resv	0	2,000		
<b>Total Operating Revenue</b>	\$32,630	\$34,660		
<b>Operating Expenses</b>				
Accounting	\$2,700	\$2,700		
Electrical	660	750		
Insurance	4,300	3,960		
Social	300	300		
Taxes, licenses, fees, permits	485	895		
Misc (Rotary)	160	160		
Ponds and Access Rd Maint.	1,760	1,760		
Grounds Maint. Contract	18,421	19,360		
VMC Land and Capital Improv.	4,700	1,500		FY 25-26: Orig. 1510 + 3190 adj.
Office and Postage	500	850		
Emergency Preparedness	0	0		
Board Training	0	0		
Reserve Study	0	1,500		FY 26-27--mandatory professional study
Website	0	865		
Buffer	1,834*	0		FY 25-26 budget had buffer but not listed as a line item
<b>Total Operating Expenses</b>	\$30,796			
<b>Contingency Funds</b>	Additional funds for operational expenses may be drawn from the contingency portion of our checking account and separate contingency investment account, but only if in compliance with our Balanced Budget Policy (use and process). At the start of March 2026, our contingency fund totaled \$30,619.62 (\$13,577.62 in checking and \$17,042.86 in investment account).			

NOTE:

**Contingency** represents prior year-end uncommitted funds, less portion for Deferred Revenue (prepaid dues). These funds (held in part in checking and in part in an Edward Jones account) are one-time in nature and represent that portion of the fund balance not budgeted to be spent. Use of these funds requires Board action consistent with Balanced Budget Policy to move funds into a specific budget line.