

Briarwood Civic Association 2026 Operating Budget

BUDGETED REVENUE & EXPENSES

| Annual Dues Income | | |
|--|---------------------|--------------------|
| Annual Dues Per Lot | Number of Lots | Total Revenue |
| \$75.00 | 326 | \$24,450.00 |
| Expenses (estimated based on 2025 expenses) | | |
| | Monthly (annual/12) | Annual Total |
| Insurance | | \$6,100.00 |
| Property Taxes | | \$500.00 |
| Dominion Energy/Summerville CPW | \$250.00 | \$3,000.00 |
| CPW Master Contract loan payment (Fence)* | \$266.00 | \$1,330.00 |
| Tax Preparation | | \$325.00 |
| Landscaping & Groundskeeping | \$400.00 | \$4,800.00 |
| HOA Management Company | \$700.00 | \$8,400.00 |
| Donations/Church | | \$500.00 |
| Website/Email/Zoom | \$45.83 | \$550.00 |
| | | \$25,505.00 |
| Budget Shortfall For Committed Expenses | | -\$1,055.00 |

UNBUDGETED REVENUE & EXPENSES

| | |
|--|--------------------|
| <i>Any revenue from fees or fines becomes surplus or funds unbudgeted expenses</i> | |
| Late Fees | \$0.00 |
| Transfer Fees | \$0.00 |
| Violations Fines | \$0.00 |
| | \$0.00 |
| Unbudgeted Expenses+ | |
| Maintenance & Repairs | \$200.00 |
| Postage Expenses | \$825.00 |
| Office Supplies | \$1,000.00 |
| Discretionary Expenses* | |
| Recreation / Social Committee | \$0.00 |
| Beautification Committee | \$0.00 |
| | \$2,025.00 |
| Budget Shortfall For Unbudgeted Expenses | |
| | -\$2,025.00 |
| Total Budget Shortfall | |
| | -\$3,080.00 |

NOTES

- *5 months remaining on fence loan in 2026
- Fines and fees are not budgeted. Fines are deterrents, not revenue streams
- No budget for community engagement activities.
- Budget shortfalls will be paid for through reserves.
- Membership vote to increase dues was not approved in June 2025
- The board recommends a 2026 vote for a dues increase to \$100 in 2027 to support operations and replenish reserves. This would increase guaranteed annual revenue by \$8,150.