

2026 Budget for Courtyards at Prairie Fields

(Association turned over to unit owners on 10/1/2015)



Dues Income (2026 increase \$60/Q starting Q2)	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
55 Units- \$480/Q: 5 Units Board- \$450/Q	\$85,875	\$86,105	\$86,400	\$100,800	\$100,800	\$111,000
104 Portsmouth- \$500/Q	\$1,772	\$1,772	\$1,772	\$2,000	\$2,000	\$2,000
Total	\$87,647	\$87,877	\$88,172	\$102,800	\$102,800	\$113,000

Operating Expenses	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
Reserve Deposit	\$14,636	\$14,636	\$14,636	\$16,000	\$0	\$16,000
Garbage Disposal	\$13,584	\$14,103	\$12,863	\$19,440	\$19,470	\$19,440
Utilities (Water & Power)	\$5,467	\$6,872	\$10,325	\$8,230	\$11,289	\$11,500
Mowing	\$7,000	\$7,450	\$7,089	\$7,400	\$6,400	\$6,400
Landscaping (irrigation, plants, mulch, etc)	\$6,695	\$2,512	\$6,627	\$6,127	\$4,365	\$6,000
Snow Removal	\$1,706	\$6,514	\$5,961	\$795	\$11,133	\$6,000
Repairs/Maintenance (decks/painting/etc)	\$15,200	\$11,661	\$7,883	\$20,505	\$16,116	\$12,000
Attorney/Accounting/Taxes/Fees	\$895	\$4,498	\$1,917	\$1,712	\$7,398	\$2,000
Bookkeeping/Supplies	\$6,038	\$6,127	\$6,672	\$6,741	\$7,980	\$7,940
Insurance	\$12,468	\$15,203	\$18,345	\$20,086	\$22,386	\$25,744
Total Expenses Per all 60 Units	\$83,689	\$89,576	\$92,318	\$107,036	\$106,536	\$113,024
Total Expenses Per Unit	\$1,395	\$1,493	\$1,539	\$1,784	\$1,776	\$1,884

Reserve Other Income/Expenses	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget
Bank/Investment Interest	\$134	\$232	\$2,120	\$10,813	\$1,495	TBD
Insurance Claim	\$0	\$62,263	\$0	\$0	\$0	\$0
Roof Replacement- 3 buildings	\$0	\$0	\$138,210	\$134,019	\$0	\$0
Drainage/Concrete	\$0	\$0	\$0	\$0	\$0	TBD

Dues Increases

2007 \$95 2016 \$360
 2012 \$385 2024 \$420
 2013 \$330 2026 \$480