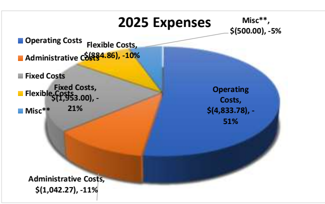
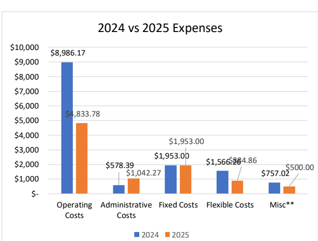
2025 HOA BUDGET

Current Balance as of 12/31/2025	**$ 31,734.20**
Beginning Balance	$ 34,672.23
2025 Income (Actuals + Expected)	$ 18,250.00
2025 Expenses (Actuals + Expectec	$ (9,213.91)
Projected 2026 Balance	**$ 43,708.32**

Budget (Est+Actuals)	2024	2025	σ / prior yr
INCOME	**$ 19,885.15**	**$ 18,250.00**	**-8.22%**
EXPENSES	**$ (13,840.84)**	**$ (9,213.91)**	**-33.43%**
Operating Costs	$ (8,986.17)	$ (4,833.78)	-46.21%
Administrative Costs	$ (578.39)	$ (1,042.27)	80.20%
Fixed Costs	$ (1,953.00)	$ (1,953.00)	0.00%
Flexible Costs	$ (1,566.26)	$ (884.86)	-43.50%
Misc**	$ (757.02)	$ (500.00)	-33.95%
Difference	**$ 6,044.31**	**$ 9,036.09**	**49.50%**

Actual Expenses	2024	2025	σ / prior yr
Operating Costs	$ 8,986.17	$ 4,833.78	-46.21%
Administrative Costs	$ 578.39	$ 1,042.27	80.20%
Fixed Costs	$ 1,953.00	$ 1,953.00	0.00%
Flexible Costs	$ 1,566.26	$ 884.86	-43.50%
Misc**	$ 757.02	$ 500.00	-33.95%





Budget	2020 Actuals 2020	2021 Actuals 2021	2022 Actuals 2022	2023 Actuals 2023	2024 Est+Actuals 2024	2024 σ / prior yr	2025 Proposed 2025	2025 Actuals Calcs YTD 12/31/2025	2025 Estimated 12/31-EOY	2025 Est+Actuals 2025	2025 σ / prior yr
INCOME			**$ 14,945.00**	**$ 14,240.00**	**$ 19,885.15**	**39.64%**	**$ 16,875.00**	**$ 18,494.49**	**$ (244.49)**	**$ 18,250.00**	**-8.22%**
*HOA Dues**			$ 13,770.00	*$ 13,140.00*	$ 16,860.15	28.31%	$ 16,600.00	$ 16,844.49	*$ (244.49)*	$ 16,600.00	-1.54%
Resale Cert			$ 1,175.00	*$ 1,100.00*	$ 3,025.00	175.00%	$ 275.00	$ 1,650.00		$ 1,650.00	-45.45%
EXPENSES	**$ (9,931.00)**	**$ (37,611.21)**	**$ (10,719.49)**	**$ (13,503.79)**	**$ (13,840.84)**	**2.50%**	**$ (10,455.00)**	**$ (10,964.39)**	**$ 1,750.48**	**$ (9,213.91)**	**-33.43%**
Operating Costs	**$ (7,820.00)**	**$ (5,470.71)**	**$ (5,763.62)**	**$ (8,840.39)**	**$ (8,986.17)**	**1.65%**	**$ (5,950.00)**	**$ (4,833.78)**	**$ -**	**$ (4,833.78)**	**-46.21%**
Water	*$ (2,407.00)*	*$ (1,434.52)*	*$ (1,697.90)*	*$ (2,248.77)*	*$ (1,616.13)*	-28.13%	*$ (1,200.00)*	*$ (2,232.26)*	$ -	*$ (2,232.26)*	38.12%
Electric	*$ (309.00)*	*$ (314.83)*	*$ (361.60)*	*$ (345.05)*	*$ (337.79)*	-2.10%	*$ (350.00)*	*$ (301.52)*	$ -	*$ (301.52)*	-10.74%
Landscape	*$ (3,507.00)*	*$ (3,507.36)*	*$ (3,680.56)*	*$ (4,378.76)*	*$ (4,743.61)*	8.33%	*$ (3,900.00)*	*$ (3,680.00)*	$ -	*$ (3,680.00)*	-22.42%
Repair/Maint	*$ (1,597.00)*	*$ (214.00)*	*$ (23.56)*	*$ (1,867.81)*	*$ (2,288.64)*	22.53%	*$ (500.00)*	*$ 1,380.00*	$ -	*$ 1,380.00*	-160.30%
Administrative Costs	**$ (117.00)**	**$ (273.00)**	**$ (706.75)**	**$ (1,042.70)**	**$ (578.39)**	**-44.53%**	**$ (747.00)**	**$ (1,042.27)**	**$ -**	**$ (1,042.27)**	**80.20%**
Mailers			$ -	$ -	$ -	-	$ -	$ -	$ -	$ -	-
Annual Meeting			*$ (84.87)*	$ -	$ -	-	*$ (50.00)*	$ -	$ -	$ -	-
Dues Notices			*$ (39.25)*	$ -	*$ (91.99)*	-	*$ (100.00)*	$ -	$ -	$ -	-100.00%
Newsletter (Fall/Spring)			*$ (23.64)*	*$ (25.53)*	$ -	-100.00%	*$ (30.00)*	$ -	$ -	$ -	-
Supplies/Postage			*$ (135.00)*	*$ (207.60)*	*$ (27.56)*	-86.72%	*$ (100.00)*	*$ (459.07)*	$ -	*$ (459.07)*	1565.71%
Mailbox			*$ (202.00)*	*$ (216.00)*	*$ (216.00)*	0.00%	*$ (222.00)*	$ -	$ -	$ -	-100.00%
Meeting Space			*$ (35.00)*	*$ (35.00)*	*$ (35.00)*	0.00%	*$ (35.00)*	*$ (35.00)*	$ -	*$ (35.00)*	0.00%
Website	*$ (117.00)*	*$ (273.00)*	*$ (186.99)*	*$ (558.57)*	*$ (207.84)*	-62.79%	*$ (210.00)*	*$ (548.20)*	$ -	*$ (548.20)*	163.76%
Fixed Costs	**$ (1,384.00)**	**$ (1,562.00)**	**$ (1,797.00)**	**$ (1,953.00)**	**$ (1,953.00)**	**0.00%**	**$ (1,953.00)**	**$ (1,953.00)**	**$ -**	**$ (1,953.00)**	**0.00%**
Insurance	$ (1,384.00)	$ (1,562.00)	$ (1,797.00)	$ (1,953.00)	$ (1,953.00)	0.00%	$ (1,953.00)	*$ (1,953.00)*		$ (1,953.00)	0.00%
Flexible Costs	**$ (610.00)**	**$ (1,020.20)**	**$ (2,226.41)**	**$ (1,547.75)**	**$ (1,566.26)**	**1.20%**	**$ (1,305.00)**	**$ (3,120.03)**	**$ 2,235.17**	**$ (884.86)**	**-43.50%**
Storage					$ (242.00)	-	$ (420.00)	$ -	$ -	$ -	-100.00%
Socials	$ -	$ (323.20)	$ -	$ -	$ -	-	$ -			$ -	-
4th of July Flags			$ (120.00)	$ (117.30)	$ (105.84)	-9.77%	$ (120.00)	*$ (269.86)*	$ -	$ (269.86)	154.97%
Garage Sale			$ (30.00)	$ (30.00)	$ (30.00)	0.00%	$ (30.00)	*$ (30.00)*	$ -	$ (30.00)	0.00%
Toys for Tots hay ride			$ (68.74)	$ (156.46)	$ (150.00)	-4.13%	$ (150.00)	$ -	$ -	$ -	-100.00%
Holiday Decorations			$ (184.16)	$ (137.20)	$ (140.35)	2.30%	$ (150.00)	*$ (106.97)*	*$ (43.03)*	$ (150.00)	6.88%
Xmas lights	$ (435.00)	$ (435.00)	$ (435.00)	$ -	$ (435.00)	-	$ (435.00)	*$ (2,713.20)*	*$ 2,278.20*	$ (435.00)	0.00%
Misc*	**$ -**	**$ (29,285.30)**	**$ (225.71)**	**$ (119.95)**	**$ (757.02)**	**531.11%**	**$ (500.00)**	**$ (15.31)**	**$ (484.69)**	**$ (500.00)**	**-33.95%**
Total Income	$ 11,000.00	$ 14,130.00	**$ 14,945.00**	**$ 14,240.00**	**$ 19,885.15**	**39.64%**	**$ 16,875.00**	**$ 18,494.49**	**$ (244.49)**	**$ 18,250.00**	**-8.22%**
Total Expenses	$ (29,793.00)	$ (83,548.33)	**$ (10,719.49)**	**$ (13,503.79)**	**$ (13,840.84)**	**2.50%**	**$ (10,455.00)**	**$ (10,964.39)**	**$ 1,750.48**	**$ (9,213.91)**	**-33.43%**
Difference	$ (18,793.00)	$ (69,418.33)	**$ 4,225.51**	**$ 736.21**	**$ 6,044.31**	**721.00%**	**$ 6,420.00**	**$ 7,530.10**	**$ 1,505.99**	**$ 9,036.09**	**49.50%**

* 2025 Proposed Dues includes 131 homeowners @ $120, 2 homeowner overdue @ $260, 6 board members @ $60, 1 board member @ $0
**Misc expenses includes welcome baskets for new homeowners & gift cards for holiday winners

* 2024 Proposed Dues includes 127 homeowners @ $120, 1 homeowner overdue @ $360, 2 homeowner overdue @ $240, and 10 board members @ $60
**Misc expenses includes welcome baskets for new homeowners & gifts for social event winners