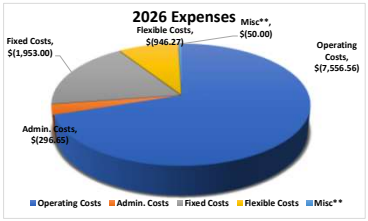
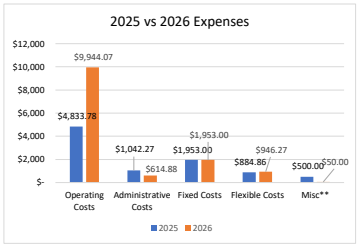
2026 HOA BUDGET

Current Balance as of 10/30/2026	**$ 37,698.52**
Beginning Balance	$ 41,296.29
2026 Income (Actuals + Expected)	$ 16,635.00
2026 Expenses (Actuals + Expected	$ (13,508.22)
Projected 2026 Balance	**$ 44,423.07**

Budget (Est+Actuals)	2025	2026	σ / prior yr
INCOME	**$ 18,494.49**	**$ 16,635.00**	**-10.05%** ↓
EXPENSES	**$ (9,213.91)**	**$ (13,508.22)**	**46.61%** ↑
Operating Costs	**$ (4,833.78)**	$ (7,556.56)	56.33% ↑
Admin. Costs	**$ (1,042.27)**	$ (296.65)	-71.54% ↓
Fixed Costs	**$ (1,953.00)**	$ (1,953.00)	0.00% -
Flexible Costs	**$ (884.86)**	$ (946.27)	6.94% ↑
Misc**	**$ (500.00)**	$ (50.00)	-90.00% ↓
Difference	**$ 9,280.58**	**$ 3,126.78**	**-66.31%** ↓

Actual Expenses	2025	2026	σ / prior yr
Operating Costs	$ 4,833.78	$ 9,944.07	105.72%
Administrative Costs	$ 1,042.27	$ 614.88	-41.01%
Fixed Costs	$ 1,953.00	$ 1,953.00	0.00%
Flexible Costs	$ 884.86	$ 946.27	6.94%
Misc**	$ 500.00	$ 50.00	-90.00%





Budget	2025 Actuals YTD 12/31/2025	2026 Budget 2026	2026 Actual YTD 10/30/2026	2026 Estimated 12/31-EOY	2026 Projected 2026	σ / prior yr
INCOME	**$ 18,494.49**	**$ 17,460.00**	**$ 17,393.56**	**$ (758.56)**	**$ 16,635.00**	**-10.05%** ↓
*HOA Dues**	$ 16,844.49	$ 16,360.00	$ 17,118.56	*$ (758.56)*	$ 16,360.00	**-2.88%** ↓
Resale Cert	$ 1,650.00	$ 1,100.00	$ 275.00	$ -	$ -	**-100.00%** ↓
EXPENSES	**$ (10,964.39)**	**$ (11,554.89)**	**$ (11,429.24)**	**$ (2,078.98)**	**$ (13,508.22)**	**23.20%** ↑
Operating Costs	**$ (4,833.78)**	**$ (7,556.56)**	**$ (8,824.06)**	**$ (1,120.01)**	**$ (9,944.07)**	**105.72%** ↑
Water	*$ (2,232.26)*	*$ (2,812.65)*	*$ (2,236.96)*	*$ (447.39)*	*$ (2,684.35)*	**20.25%** ↑
Electric	*$ (301.52)*	*$ (379.92)*	*$ (255.74)*	*$ (51.15)*	*$ (306.89)*	**1.78%** ↑
Landscape	*$ (3,680.00)*	*$ (3,864.00)*	*$ (6,224.00)*	*$ (600.00)*	*$ (6,824.00)*	**85.43%** ↑
Repair/Maint	*$ 1,380.00*	*$ (500.00)*	*$ (107.36)*	*$ (21.47)*	*$ (128.83)*	**-109.34%** ↓
Administrative Costs	**$ (1,042.27)**	**$ (872.86)**	**$ (318.23)**	**$ (296.65)**	**$ (614.88)**	**-41.01%** ↓
Mailers	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**-** .
Annual Meeting	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**-** .
Dues Notices	*$ -*	*$ -*	*$ (28.17)*	*$ (5.63)*	*$ (33.80)*	**-** .
Newsletter (Fall/Sp	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**-** .
Supplies/Postage	*$ (459.07)*	*$ (578.43)*	*$ (235.63)*	*$ (47.13)*	*$ (282.76)*	**-38.41%** ↓
Mailbox		*$ (240.00)*	*$ -*	*$ (240.00)*	*$ (240.00)*	**-** .
Meeting Space	*$ (35.00)*	*$ (35.00)*	*$ (35.00)*	*$ -*	*$ (35.00)*	**0.00%** .
Website	*$ (548.20)*	*$ (19.43)*	*$ (19.43)*	*$ (3.89)*	*$ (23.32)*	**-95.75%** ↓
Fixed Costs	**$ (1,953.00)**	**$ (2,148.30)**	**$ (1,953.00)**	**$ -**	**$ (1,953.00)**	**0.00%** .
Insurance	*$ (1,953.00)*	*$ (2,148.30)*	*$ (1,953.00)*		$ (1,953.00)	**0.00%** .
Flexible Costs	**$ (3,120.03)**	**$ (927.17)**	**$ (333.95)**	**$ (612.32)**	**$ (946.27)**	**-69.67%** ↓
Storage	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**-** .
Socials		*$ -*	*$ -*	*$ -*	*$ -*	**-** .
4th of July Flags	*$ (269.86)*	*$ (283.35)*	*$ (214.75)*	*$ -*	*$ (214.75)*	**-20.42%** ↓
Garage Sale	*$ (30.00)*	*$ (31.50)*	*$ (30.00)*	*$ -*	*$ (30.00)*	**0.00%** .
Toys for Tots hay ri	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	**-** .
Holiday Decorations	*$ (106.97)*	*$ (112.32)*	*$ (89.20)*	*$ (112.32)*	*$ (201.52)*	**88.39%** ↑
Xmas lights	*$ (2,713.20)*	*$ (500.00)*	*$ -*	*$ (500.00)*	*$ (500.00)*	**-81.57%** ↓
Misc*	**$ (15.31)**	**$ (50.00)**	**$ -**	**$ (50.00)**	**$ (50.00)**	**226.58%** ↑
Total Income	**$ 18,494.49**	**$ 17,460.00**	**$ 17,393.56**	**$ (758.56)**	**$ 16,635.00**	**-5.59%** ↓
Total Expenses	**$ (10,964.39)**	**$ (11,554.89)**	**$ (11,429.24)**	**$ (2,078.98)**	**$ (13,508.22)**	**16.90%** ↑
Difference	**$ 7,530.10**	**$ 5,905.11**	**$ 5,964.32**	**$ (2,837.54)**	**$ 3,126.78**	**-36.37%** ↓

* 2026 Proposed Dues includes 130 homeowners @ $120, each. 2 homeowner overdue @ $170 each (not including interest accrued to date), 7 board members @ $60 each, 1 board member @ $0