

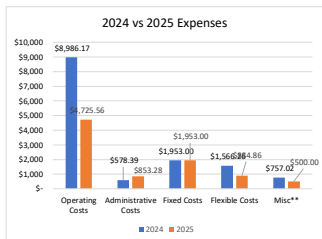


2025 HOA BUDGET

Current Balance as of 10/31/2025	\$ 35,450.78
Beginning Balance	\$ 35,067.00
2025 Income (Actuals + Expected)	\$ 17,975.00
2025 Expenses (Actuals + Expected)	\$ (8,916.71)
Projected 2026 Balance	\$ 44,125.29

Budget (Est+Actuals)	2024	2025	σ / prior yr
INCOME	\$ 19,885.15	\$ 17,975.00	-9.61% ↓
EXPENSES	\$ (13,840.84)	\$ (8,916.71)	-35.58% ↓
Operating Costs	\$ (8,986.17)	\$ (4,725.56)	-47.41% ↓
Administrative Costs	\$ (578.39)	\$ (853.28)	47.53% ↑
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	\$ 9,058.29	49.86% ↑

Actual Expenses	2024	2025	σ / prior yr
Operating Costs	\$ 8,986.17	\$ 4,725.56	-47.41%
Administrative Costs	\$ 578.39	\$ 853.28	47.53%
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	2021	2022	2023	2024	2025				
	Actuals	Actuals	Actuals	Actuals	Est+Actuals	σ / prior yr	Proposed	Actuals Calcs	Estimated	Est+Actuals
	2020	2021	2022	2023	2024		2025	YTD 10/31/2025	10/31-EOY	2025
INCOME			\$ 14,945.00	\$ 14,240.00	\$ 19,885.15	39.64% ↑	\$ 16,875.00	\$ 18,269.49	\$ (294.49)	\$ 17,975.00
HOA Dues*			\$ 13,770.00	\$ 13,140.00	\$ 16,860.15	28.31% ↑	\$ 16,600.00	\$ 16,894.49	\$ (294.49)	\$ 16,600.00
Resale Cert			\$ 1,175.00	\$ 1,100.00	\$ 3,025.00	175.00% ↑	\$ 275.00	\$ 1,375.00		\$ 1,375.00
EXPENSES	\$ (9,931.00)	\$ (37,611.21)	\$ (10,719.49)	\$ (13,503.79)	\$ (13,840.84)	2.50% ↑	\$ (10,455.00)	\$ (7,022.81)	\$ (1,893.90)	\$ (8,916.71)
Operating Costs	\$ (7,820.00)	\$ (5,470.71)	\$ (5,763.62)	\$ (8,840.39)	\$ (8,986.17)	1.65% ↑	\$ (5,950.00)	\$ (3,707.97)	\$ (1,017.59)	\$ (4,725.56)
Water	\$ (2,407.00)	\$ (1,434.52)	\$ (1,697.90)	\$ (2,248.77)	\$ (1,616.13)	-28.13% ↓	\$ (1,200.00)	\$ (1,752.90)	\$ (350.58)	\$ (2,103.48)
Electric	\$ (309.00)	\$ (314.83)	\$ (361.60)	\$ (345.05)	\$ (337.79)	-2.10% ↓	\$ (350.00)	\$ (255.07)	\$ (51.01)	\$ (306.08)
Landscape	\$ (3,507.00)	\$ (3,507.36)	\$ (3,680.56)	\$ (4,378.76)	\$ (4,743.61)	8.33% ↑	\$ (3,900.00)	\$ (3,080.00)	\$ (616.00)	\$ (3,696.00)
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
Administrative Costs	\$ (117.00)	\$ (273.00)	\$ (706.75)	\$ (1,042.70)	\$ (578.39)	-44.53% ↓	\$ (747.00)	\$ (808.27)	\$ (45.01)	\$ (853.28)
Mailers			\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -
Annual Meeting			\$ (84.87)	\$ -	\$ -	-	\$ (50.00)	\$ -	\$ -	\$ -
Dues Notices			\$ (39.25)	\$ -	\$ (91.99)	-	\$ (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)	\$ (225.07)	\$ (45.01)	\$ (270.08)
Mailbox			\$ (202.00)	\$ (216.00)	\$ (216.00)	0.00% -	\$ (222.00)	\$ -	\$ -	\$ -
Meeting Space			\$ (35.00)	\$ (35.00)	\$ (35.00)	0.00% -	\$ (35.00)	\$ (35.00)	\$ -	\$ (35.00)
Website	\$ (117.00)	\$ (273.00)	\$ (186.99)	\$ (558.57)	\$ (207.84)	-62.79% ↓	\$ (210.00)	\$ (548.20)	\$ -	\$ (548.20)
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)
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)
Flexible Costs	\$ (610.00)	\$ (1,020.20)	\$ (2,226.41)	\$ (1,547.75)	\$ (1,566.26)	1.20% ↑	\$ (1,305.00)	\$ (538.26)	\$ (346.60)	\$ (884.86)
Storage				\$ (242.00)	\$ (242.00)	-	\$ (420.00)	\$ -	\$ -	\$ -
Socials	\$ -	\$ (323.20)	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -
4th of July Flags			\$ (120.00)	\$ (117.30)	\$ (105.84)	-9.77% ↓	\$ (120.00)	\$ (269.86)	\$ -	\$ (269.86)
Garage Sale			\$ (30.00)	\$ (30.00)	\$ (30.00)	0.00% -	\$ (30.00)	\$ (30.00)	\$ -	\$ (30.00)
Toys for Tots hay ride			\$ (68.74)	\$ (156.46)	\$ (150.00)	-4.13% ↓	\$ (150.00)	\$ -	\$ -	\$ -
Holiday Decorations			\$ (184.16)	\$ (137.20)	\$ (140.35)	2.30% ↑	\$ (150.00)	\$ (106.97)	\$ (43.03)	\$ (150.00)
Xmas lights	\$ (435.00)	\$ (435.00)	\$ (435.00)	\$ -	\$ (435.00)	-	\$ (435.00)	\$ (131.43)	\$ (303.57)	\$ (435.00)
Misc**	\$ -	\$ (29,285.30)	\$ (225.71)	\$ (119.95)	\$ (757.02)	531.11% ↑	\$ (500.00)	\$ (15.31)	\$ (484.69)	\$ (500.00)
Total Income	\$ 11,000.00	\$ 14,130.00	\$ 14,945.00	\$ 14,240.00	\$ 19,885.15	39.64% ↑	\$ 16,875.00	\$ 18,269.49	\$ (294.49)	\$ 17,975.00
Total Expenses	\$ (29,793.00)	\$ (83,548.33)	\$ (10,719.49)	\$ (13,503.79)	\$ (13,840.84)	2.50% ↑	\$ (10,455.00)	\$ (7,022.81)	\$ (1,893.90)	\$ (8,916.71)
Difference	\$ (18,793.00)	\$ (69,418.33)	\$ 4,225.51	\$ 736.21	\$ 6,044.31	721.00% ↑	\$ 6,420.00	\$ 11,246.68	\$ (2,188.39)	\$ 9,058.29

* 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