

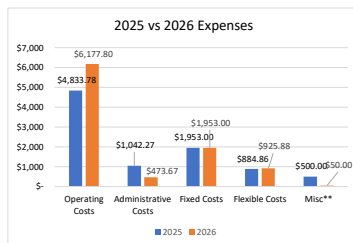
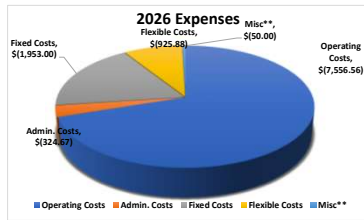


2026 HOA BUDGET

Current Balance as of 09/30/2026	\$ 41,296.29
Beginning Balance	\$ 41,885.56
2026 Income (Actuals + Expected)	\$ 17,735.00
2026 Expenses (Actuals + Expected)	\$ (9,580.35)
Projected 2026 Balance	\$ 50,040.21

Budget (Est+Actuals)	2025	2026	σ / prior yr
INCOME	\$ 18,494.49	\$ 17,735.00	-4.11% ↓
EXPENSES	\$ (9,213.91)	\$ (9,580.35)	3.98% ↑
Operating Costs	\$ (4,833.78)	\$ (7,556.56)	56.33% ↑
Admin. Costs	\$ (1,042.27)	\$ (324.67)	-68.85% ↓
Fixed Costs	\$ (1,953.00)	\$ (1,953.00)	0.00% -
Flexible Costs	\$ (884.86)	\$ (925.88)	4.64% ↑
Misc**	\$ (500.00)	\$ (50.00)	-90.00% ↓
Difference	\$ 9,280.58	\$ 8,154.65	-12.13% ↓

Actual Expenses	2025	2026	σ / prior yr
Operating Costs	\$ 4,833.78	\$ 6,177.80	27.80%
Administrative Costs	\$ 1,042.27	\$ 473.67	-54.55%
Fixed Costs	\$ 1,953.00	\$ 1,953.00	0.00%
Flexible Costs	\$ 884.86	\$ 925.88	4.64%
Misc**	\$ 500.00	\$ 50.00	-90.00%



Budget	2025	2026				
	Actuals	Budget	Actual	Estimated	Projected	σ / prior yr
	YTD 12/31/2025	2026	YTD 09/30/2026	12/31-EOY	2026	
INCOME	\$ 18,494.49	\$ 17,460.00	\$ 16,611.00	\$ 1,124.00	\$ 17,735.00	-4.11% ↓
HOA Dues*	\$ 16,844.49	\$ 16,360.00	\$ 16,336.00	\$ 24.00	\$ 16,360.00	-2.88% ↓
Resale Cert	\$ 1,650.00	\$ 1,100.00	\$ 275.00	\$ 1,100.00	\$ 1,100.00	-33.33% ↓
EXPENSES	\$ (10,964.39)	\$ (11,554.89)	\$ (7,048.91)	\$ (2,531.44)	\$ (9,580.35)	-12.62% ↓
Operating Costs	\$ (4,833.78)	\$ (7,556.56)	\$ (4,633.35)	\$ (1,544.45)	\$ (6,177.80)	27.80% ↑
Water	\$ (2,232.26)	\$ (2,812.65)	\$ (1,997.75)	\$ (665.92)	\$ (2,663.67)	19.33% ↑
Electric	\$ (301.52)	\$ (379.92)	\$ (235.60)	\$ (78.53)	\$ (314.13)	4.18% ↑
Landscape	\$ (3,680.00)	\$ (3,864.00)	\$ (2,400.00)	\$ (800.00)	\$ (3,200.00)	-13.04% ↓
Repair/Maint	\$ 1,380.00	\$ (500.00)	\$ -	\$ -	\$ -	-100.00% ↓
Administrative Costs	\$ (1,042.27)	\$ (872.86)	\$ (149.00)	\$ (324.67)	\$ (473.67)	-54.55% ↓
Mailers	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Meeting	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues Notices	\$ -	\$ -	\$ (28.17)	\$ (9.39)	\$ (37.56)	-
Newsletter (Fall/Sp	\$ -	\$ -	\$ -	\$ -	\$ -	-
Supplies/Postage	\$ (459.07)	\$ (578.43)	\$ (101.40)	\$ (33.80)	\$ (135.20)	-70.55% ↓
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)	\$ (6.48)	\$ (25.91)	-95.27% ↓
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)	\$ (313.56)	\$ (612.32)	\$ (925.88)	-70.32% ↓
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)	\$ (68.81)	\$ (112.32)	\$ (181.13)	69.33% ↑
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	\$ 16,611.00	\$ 1,124.00	\$ 17,735.00	-5.59% ↓
Total Expenses	\$ (10,964.39)	\$ (11,554.89)	\$ (7,048.91)	\$ (2,531.44)	\$ (9,580.35)	-17.09% ↓
Difference	\$ 7,530.10	\$ 5,905.11	\$ 9,562.09	\$ (1,407.44)	\$ 8,154.65	-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