

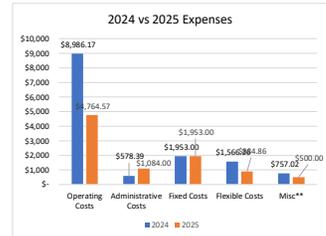
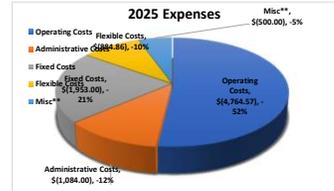


2025 HOA BUDGET

| | |
|---|---------------------|
| Current Balance as of 11/28/2025 | \$ 34,672.23 |
| Beginning Balance | \$ 35,450.78 |
| 2025 Income (Actuals + Expected) | \$ 17,975.00 |
| 2025 Expenses (Actuals + Expected) | \$ (9,186.43) |
| Projected 2026 Balance | \$ 44,239.35 |

| Budget (Est+Actuals) | 2024 | 2025 | σ / prior yr |
|----------------------|-----------------------|----------------------|------------------|
| INCOME | \$ 19,885.15 | \$ 17,975.00 | -9.61% ↓ |
| EXPENSES | \$ (13,840.84) | \$ (9,186.43) | -33.63% ↓ |
| Operating Costs | \$ (8,986.17) | \$ (4,764.57) | -46.98% ↓ |
| Administrative Costs | \$ (578.39) | \$ (1,084.00) | 87.42% ↑ |
| 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 | \$ 8,788.57 | 45.40% ↑ |

| Actual Expenses | 2024 | 2025 | σ / prior yr |
|----------------------|-------------|-------------|--------------|
| Operating Costs | \$ 8,986.17 | \$ 4,764.57 | -46.98% |
| Administrative Costs | \$ 578.39 | \$ 1,084.00 | 87.42% |
| 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 2020 | Actuals 2021 | Actuals 2022 | Actuals 2023 | Est+Actuals 2024 | σ / prior yr | Proposed 2025 | Actuals Calcs YTD 11/28/2025 | Estimated 11/28-EOY | Est+Actuals 2025 | σ / prior yr |
| INCOME | | | \$ 14,945.00 | \$ 14,240.00 | \$ 19,885.15 | 39.64% ↑ | \$ 16,875.00 | \$ 18,269.49 | \$ (294.49) | \$ 17,975.00 | -9.61% ↓ |
| HOA Dues* | | | \$ 13,770.00 | \$ 13,140.00 | \$ 16,860.15 | 28.31% ↑ | \$ 16,600.00 | \$ 16,894.49 | \$ (294.49) | \$ 16,600.00 | -1.54% ↓ |
| Resale Cert | | | \$ 1,175.00 | \$ 1,100.00 | \$ 3,025.00 | 175.00% ↑ | \$ 275.00 | \$ 1,375.00 | | \$ 1,375.00 | -54.55% ↓ |
| EXPENSES | \$ (9,931.00) | \$ (37,611.21) | \$ (10,719.49) | \$ (13,503.79) | \$ (13,840.84) | 2.50% ↑ | \$ (10,455.00) | \$ (7,801.36) | \$ (1,385.07) | \$ (9,186.43) | -33.63% ↓ |
| Operating Costs | \$ (7,820.00) | \$ (5,470.71) | \$ (5,763.62) | \$ (8,840.39) | \$ (8,986.17) | 1.65% ↑ | \$ (5,950.00) | \$ (4,252.52) | \$ (512.05) | \$ (4,764.57) | -46.98% ↓ |
| Water | \$ (2,407.00) | \$ (1,434.52) | \$ (1,697.90) | \$ (2,248.77) | \$ (1,616.13) | -28.13% ↓ | \$ (1,200.00) | \$ (1,975.57) | \$ (179.60) | \$ (2,155.17) | 33.35% ↑ |
| Electric | \$ (309.00) | \$ (314.83) | \$ (361.60) | \$ (345.05) | \$ (337.79) | -2.10% ↓ | \$ (350.00) | \$ (276.95) | \$ (25.18) | \$ (302.13) | -10.56% ↓ |
| Landscape | \$ (3,507.00) | \$ (3,507.36) | \$ (3,680.56) | \$ (4,378.76) | \$ (4,743.61) | 8.33% ↑ | \$ (3,900.00) | \$ (3,380.00) | \$ (307.27) | \$ (3,687.27) | -22.27% ↓ |
| 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) | \$ (41.73) | \$ (1,084.00) | 87.42% ↑ |
| 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) | \$ (41.73) | \$ (500.80) | 1717.14% ↑ |
| 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) | \$ (538.26) | \$ (346.60) | \$ (884.86) | -43.50% ↓ |
| Storage | | | \$ (242.00) | \$ - | \$ (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) | \$ (131.43) | \$ (303.57) | \$ (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 | \$ 18,269.49 | \$ (294.49) | \$ 17,975.00 | -9.61% ↓ |
| Total Expenses | \$ (29,793.00) | \$ (83,548.33) | \$ (10,719.49) | \$ (13,503.79) | \$ (13,840.84) | 2.50% ↑ | \$ (10,455.00) | \$ (7,801.36) | \$ (1,385.07) | \$ (9,186.43) | -33.63% ↓ |
| Difference | \$ (18,793.00) | \$ (69,418.33) | \$ 4,225.51 | \$ 736.21 | \$ 6,044.31 | 721.00% ↑ | \$ 6,420.00 | \$ 10,468.13 | \$ (1,679.56) | \$ 8,788.57 | 45.40% ↑ |

* 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