

Jordan Springs Two Homeowners Association, Inc.
Proposed Annual Budget for January 1--December 31, 2026

	2025 <i>Budget</i>	2025 <i>Estimated Year-end</i>	2025 <i>Est Over/ Under</i>	2026 Proposed Budget
Expenses				
Utilities *	1950.00	2052.75	(102.75)	1890.00
Insurance	1000.00	984.00	16.00	1000.00
Roland Management Co**	0.00	1320.00	(1320.00)	1440.00
Entrance Maintenance	520.00	0.00	520.00	520.00
Office Supplies	60.00	0.00	60.00	50.00
Postage & Mailing	65.00	33.82	31.18	70.00
Website***	155.00	322.49	(167.49)	220.00
Miscellaneous	50.00	0.00	50.00	50.00
Legal****	0.00	210.00	(210.00)	0.00
Tax Return Prep	0.00	0.00	0.00	0.00
Total	3800.00	4923.06	(1123.06)	5240.00

*Year-end utility estimate reflects a one-time upgrade charge of \$240 + \$5 late fee
and proposed budget reflects the lower monthly rate for change to LED bulbs

**Contracted 2/1/25--Not planned for in 2025 Budget

***Rate increase \$63; Domain Name for 2 years \$44.34; Disputed late fee \$60

****Unplanned (unproductive) legal fee billed in November

Membership Fees	3800.00	3800.00
Expenses (Year-end Est)	4923.06	5240.00
Budget Surplus/Overrun*	(1123.06)	(1440.00)

*Board voted on 1/21/25 to pay budget overruns from existing funds