

Budget Vs. Actual Report as of December 31, 2025 (CASH BASIS)

Income	Budget	Actual To Date	Variance	% of Budget
Annual Assessment HOA Dues	43,600.00	42,800.00	(800.00)	98%
Special Assessment of \$200	0.00	7,300.00	7,300.00	NA
Interest Income	0.00	104.99	104.99	NA
Title Transfer Income	0.00	150	150.00	NA
Fines	0.00	638.84	638.84	NA
Total Income	43,600.00	50,993.83	6,754.99	117%
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Operating Expenses	Budget	Actual	Variance	% of Budget
Administrative				
Web Site	300.00	203.88	96.12	68%
HOA Meetings	50.00	39.24	10.76	78%
Office Supplies/Copies	100.00	940.88	(840.88)	941%
Postage	300.00	110.99	189.01	37%
PO Box	60.00	188.00	(128.00)	313%
License/Registration Fee	600.00	909.00	(309.00)	152%
Insurance - Liability	1,000.00	2,046.00	(1,046.00)	205%
Professional Fees				
Manager / Bookkeeping	3,600.00	3,600.00	0.00	100%
Attorney/Governing Docs	3,000.00	4,880.78	(1,880.78)	163%
Equipment				
Pump Repair	500.00	0.00	500.00	0%
Pump - New	1,200.00	1,497.68	(297.68)	125%
Grounds Maintenance/Repair				
Irrigation Fees GVIC	1,000.00	949.47	50.53	95%
Irrigation Repair/Maint.	3,000.00	9,962.59	(6,962.59)	332%
WD Yards Maintenance Contract	16,678.00	19,917.49	(3,239.49)	119%
Common Element Maintenance	1,500.00	151.11	1,348.89	10%
Utilities	4,000.00	3,890.71	109.29	97%
Miscellaneous	120.00	0.00	120.00	0%
Reserve Contributions	4,360.00	0.00	4,360.00	0%
Total Operating Expenses	41,368.00	49,287.82	(7,919.82)	119%
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Capital Improvement Expenses	Budget	Actual		
25 1/2 Rd Fence Replacement	10,000.00	31,663.67		
Total 2026 Expenses	51,368.00	80,951.49		
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Account Balance as of Dec 31, 2025	Checking	3,615.51		
	Savings	592.82		
		4,208.33	Total Account Balance	

Attorney/Governing Docs:

\$570 - Consulting Altitude Law for Legal Advice
\$937.14 - 629 Gold Leaf Ct - Court Process
\$3,373.64 - Governing Document Updates

WD Yard Maintenance Contract:

The Contract price was \$19,365
January 2025 - Paid \$2,464.13

Insurance:

American Family Dropped all HOAs. HOA insurance prices have gone up a lot. This was the best price we could find.

Capital Improvement Project:

\$30,000 was budgeted total for the replacement (not including staining) between 2024 & 2025.
All payments for the project were processed in the 2025 calendar year