

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%	
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%	
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			
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