

Key Points

Through focused efforts to modernize our community infrastructure and negotiate the best pricing for services, we've successfully reduced overall expenses across multiple areas. As a result, annual dues will decrease by \$25 this year. These savings come from eliminating costly short-term repairs, replacing outdated irrigation, pond, and electrical systems, securing more cost-effective landscaping and irrigation contracts, and reducing legal fees.

We have also continued to strengthen our reserves across key areas of the community, ensuring that dedicated funds are available to offset future costs. Looking ahead to 2026, we are proposing an increase in reserve contributions to prepare for a front entrance refresh, playground improvements, and ongoing retention pond & Irrigation maintenance.

The \$3,375 spent was for a new irrigation pump and cover at the large pond, funded through a reallocation from the regular budget. During the October budget review meeting, it was identified that new pumps are also needed for the small pond and the front entrance. To ensure proper planning, the \$3,375 has been reinvested into the reserves and designated specifically for the future replacement of these pumps, ensuring that funds are available when needed.

Lastly, funds allocated in 2025 for the culvert repair and gazebo refurbishment have been placed into the reserve, ensuring these critical projects remain financially Supported.

	Before 2025 Investment	2025 Investment	Spent in 2025	2026 Proposed	Total
Catastrophic Fund	\$ 29,358.13				\$ 29,358.13
Deferred Maintenance	\$ 6,910.94	\$ 3,000.00	(\$3,375)	\$3,000	\$ 9,535.94
Front Entrance Signage & Camera	\$ 9,179.27			\$ 2,000.00	\$ 11,179.27
Improved security/ lighting	\$ 1,771.08				\$ 1,771.08
New Playground Repairs/Replacements	\$ 1,584.00	\$ 1,000.00		\$ 2,000.00	\$ 4,584.00
Gazebo Refurbishment	\$ 3,357.53	\$ 3,000.00		\$ 1,000.00	\$ 7,357.53
Pond	\$ 3,000.00	\$ 3,500.00		\$ 3,000.00	\$ 9,500.00
Irrigation Pumps (2 small pond and 1 front entrance)		\$ 3,375.00		2000	\$ 5,375.00
Quote received \$5100		\$ 13,875.00	\$ [3,375.00]	\$ 13,000.00	\$ 78,660.95
Gazebo Refurbishment	\$ 26,000.00				
10% due at Contract Execution (PD)	\$ 2,600.00				
40% due at Demo	\$ 10,400.00				
25% due at Deck Install	\$ 6,500.00				
25% due at Complete	\$ 6,500.00				
Total moved to Gazebo		\$ 17,042.47			
Total Gazebo Reserve (2025)	\$ 23,400.00				
Culvert	\$ 20,550.00				
50% due at Contract Execution (PD)	\$ 10,275.00				
50% due at Completion	\$ 10,275.00				
Total Moved to Culvert Reserve	\$ 10,275.00	\$ 10,275.00			

		2025	2026
Social Activities		\$ 500.00	\$ 500.00
	Community Events/Décor & Xmas Prizes	500.00	\$ 500.00
		500.00	500.00
Admin and Operations		\$ 55,647.00	\$ 48,642.00
	Technology		
	Website	150.00	\$ 150.00
	Internet (Front Cameras)	1,320.00	\$ 1,320.00
	e-voting portal	1,250.00	
	Taxes	300.00	\$ 285.00
	Storage Units	1,020.00	\$ 1,020.00
	HOA Management Fee	18,000.00	\$ 21,600.00
	Zoom (Paid in Dec 2024)	250.00	\$ -
	CRM-Zoho (Paid in Dec 2024)	1,100.00	\$ -
	Annual Meeting Rental Space	350.00	\$ 350.00
	Mailings, violations, late fee notices, payments, etc.	4,000.00	\$ 4,000.00
	Waste Management	225.00	\$ 225.00
	PO Box	182.00	\$ 192.00
	Insurance - Estimated	12,500.00	\$ 12,500.00
	Legal Fees	15,000.00	\$ 7,000.00
		55,647.00	48,642.00
Common Grounds		\$ 44,350.00	\$ 44,750.00
	Common Areas		
	Monthly Lawn Care	11,700.00	\$ 10,800.00
	Quarterly Irrigation - Checks	400.00	\$ 400.00
	Irrigation Maintenance	1,100.00	\$ 1,300.00
	Monthly Flowerbeds Maintenance	5,000.00	\$ 3,600.00
	Trees & Mulch	2,500.00	\$ 3,500.00
	Greenwing	5,400.00	\$ 5,400.00
	chemicals & labor for well maint	600.00	\$ 600.00
	Pressure Cleaning	2,000.00	\$ 1,200.00
	Electric (Utility Bill)	5,000.00	\$ 5,800.00
	Electric Repairs & Materials (Outside of Pond)		\$1,500
	Ponds		
	Pond Maintenance Monthly (Chemicals)	3,900.00	\$ 3,900.00
	(Every 2 months) Fountain Checks/Mntnc	2,250.00	\$ 2,250.00
	Pond Repairs & Materials	3,000.00	\$ 3,000.00
	Common Area Improvements		
	General Improvements	1,000.00	\$ 1,000.00
	Signage	500.00	\$ 500.00
	Total Commom Ground	44,350.00	44,750.00
	Total Expenses (w/out Reserves)	100,497.00	93,892.00
Reserves	Reserves	\$ 10,500.00	\$ 13,000.00
	Total Expenses (w/Reserves)	\$ 110,997.00	\$ 106,892.00
			\$ 521.42
	Proposed		\$ 525.00
		+	\$ 733.00