

DEVONSHIRE NORTH ASSOCIATION, INC.
BUDGET APPROVED 11/20/2025 MEETING

	2025 Approved Budget	2025 Actual Budget (Nov-Dec Estimated)	2026 Proposed Budget
Ordinary Income/Expense			
INCOME			
HOA Fee	\$2,385.00	\$2,385.00	\$2,385.00
Annual Assessments	\$157,410.00	\$157,410.00	\$157,410.00
Interest	\$2,750.00	\$3,351.19 Est	\$3,500.00
Estoppel	\$50.00	\$50.00 Est	\$50.00
2025 / 2026 Income	<u>\$160,210.00</u>	<u>\$160,811.19</u>	<u>\$160,960.00</u>
2024 Carryover Income	\$11,000.00	\$11,000.00	
2025 Carryover Income			\$18,500.00
TOTAL INCOME	<u><u>\$171,210.00</u></u>	<u><u>\$171,811.19</u></u>	<u><u>\$179,460.00</u></u>
EXPENSE			
Administrative			
Bad Debts/Unpaid Assessments	\$0.00	\$0.00	\$0.00
Fees - Bank, Miscellaneous	\$0.00	\$0.00	\$0.00
Fees - Law Offices	\$5,000.00	\$1,135.00	\$7,000.00
Income Tax	\$0.00	\$1,489.00	\$1,000.00
Insurance Expense	\$900.00	\$944.26	\$950.00
Office Supplies & Software	\$100.00	\$61.25	\$1,300.00
Postage and Delivery	\$100.00	\$442.77	\$500.00
Total Administrative	<u>\$6,100.00</u>	<u>\$4,072.28</u>	<u>\$10,750.00</u>
Landscaping and Groundskeeping			
Electric	\$1,000.00	\$723.80 Est	\$1,000.00
Water (Reclaimed) Gleneagles	\$15,000.00	\$5,614.16 Est	\$11,000.00
Water (Reclaimed) Jasper	\$15,000.00	\$13,605.80 Est	\$11,000.00
Landscape Contract	\$95,844.00	\$95,844.00	\$95,844.00
Irrigation Repairs	\$10,000.00	\$13,319.20 Est	\$17,000.00
Miscellaneous Maintenance Expense	\$4,000.00	\$0.00	\$0.00
Irrigation System Updates	\$0.00	\$0.00	\$12,000.00
Total Landscaping and Groundskeeping	<u>\$140,844.00</u>	<u>\$129,106.96 Est</u>	<u>\$147,844.00</u>
Other			
Mulch	\$10,000.00	\$10,000.00 Est	\$10,000.00
Over 15' Palm Tree Trimming	\$0.00	\$0.00	\$0.00
Roof Cleaning	\$10,000.00	\$9,735.00	\$10,000.00
Holiday Decorations	\$300.00	\$133.75	\$200.00
Refund of Overpaid Assessments	\$0.00	\$0.00	\$0.00
Total Other	<u>\$20,300.00</u>	<u>\$19,868.75</u>	<u>\$20,200.00</u>
TOTAL EXPENSE	<u><u>\$167,244.00</u></u>	<u><u>\$153,047.99</u></u>	<u><u>\$178,794.00</u></u>
NET ORDINARY INCOME	<u><u>\$3,966.00</u></u>	<u><u>\$18,763.20 Est</u></u>	<u><u>\$666.00</u></u>