

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

|                                             | 2025 Approved<br>Budget    | 2025 Actual<br>Budget<br>(Nov-Dec Estimated) | 2026 Proposed<br>Budget    |
|---------------------------------------------|----------------------------|----------------------------------------------|----------------------------|
| <b>Ordinary Income/Expense</b>              |                            |                                              |                            |
| <b>INCOME</b>                               |                            |                                              |                            |
| 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                |
| <b>TOTAL INCOME</b>                         | <u><u>\$171,210.00</u></u> | <u><u>\$171,811.19</u></u>                   | <u><u>\$179,460.00</u></u> |
| <b>EXPENSE</b>                              |                            |                                              |                            |
| <b>Administrative</b>                       |                            |                                              |                            |
| 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                             | \$100.00                   | \$61.25                                      | \$100.00                   |
| Postage and Delivery                        | \$100.00                   | \$442.77                                     | \$500.00                   |
| <b>Total Administrative</b>                 | <u>\$6,100.00</u>          | <u>\$4,072.28</u>                            | <u>\$9,550.00</u>          |
| <b>Landscaping and Groundskeeping</b>       |                            |                                              |                            |
| 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                              | \$12,000.00                |
| Landscape Contract                          | \$95,844.00                | \$95,844.00                                  | \$95,844.00                |
| Irrigation Repairs                          | \$10,000.00                | \$13,319.20 Est                              | \$18,000.00                |
| Miscellaneous Maintenance Expense           | \$4,000.00                 | \$0.00                                       | \$0.00                     |
| Irrigation System Updates                   | \$0.00                     | \$0.00                                       | \$12,000.00                |
| <b>Total Landscaping and Groundskeeping</b> | <u>\$140,844.00</u>        | <u>\$129,106.96 Est</u>                      | <u>\$149,844.00</u>        |
| <b>Other</b>                                |                            |                                              |                            |
| Mulch                                       | \$10,000.00                | \$10,000.00 Est                              | \$10,000.00                |
| Over 15' Palm Tree Trimming                 | \$0.00                     | \$0.00                                       | \$0.00                     |
| Roof & Street Gutter Cleaning               | \$10,000.00                | \$9,735.00                                   | \$9,000.00                 |
| Holiday Decorations                         | \$300.00                   | \$133.75                                     | \$200.00                   |
| Refund of Overpaid Assessments              | \$0.00                     | \$0.00                                       | \$0.00                     |
| <b>Total Other</b>                          | <u>\$20,300.00</u>         | <u>\$19,868.75</u>                           | <u>\$19,200.00</u>         |
| <b>TOTAL EXPENSE</b>                        | <u><u>\$167,244.00</u></u> | <u><u>\$153,047.99</u></u>                   | <u><u>\$178,594.00</u></u> |
| <b>NET ORDINARY INCOME</b>                  | <u><u>\$3,966.00</u></u>   | <u><u>\$18,763.20 Est</u></u>                | <u><u>\$866.00</u></u>     |