

TOTTENHAM HOMEOWNERS ASSOCIATION
FINANCIAL BUDGET HIGHLIGHTS

Year to Date Actual to Budget

To date, approximately 74% of the budgeted 2025 operating expenses were spent

Dues Collection

Homemowners on Payment Plan - One owes \$235 and the second one owes \$800 - Sent final request for payment with a notice that the account will be sent to collections if full payment is not received by 10/31/25

Homeowners in Collections - All are paid and received.

Expenditures over budgeted amounts are minimal and there is cushion in the budget to cover

Office Supplies - Purchased envelopes for homeowner notices

P.O. Box - Purchased an additional key

Bed Maintenance & Flowers - Shrubs, edging and mulch

Road Repairs - Budget estimate was lower than actual cost

Common Area Esthetics - Budget estimate was lower than actual cost

Current Cash Accounts

Huntington Checking Account - used for depositing Dues collections and Operating expenditures. Collections for reserves are moved out of the checking account and into segregated accounts. In early October, segregated \$10K of infrastructure funds by moving to a CD. Reopened the savings account and moved \$46k into the account and retained \$10k in the checking account for the purpose of reducing check fraud risk.

Huntington Money Market - Segregated road reserve funds

Live Oak Savings Account - Segregated emergency operating funds

Budget vs. Actuals_FY_2025__Report

January 1-September 30, 2025

	Total		Over / (Under)
	Actual	Budget	Budget
Income			
Base Annual Assessment	56,700	56,700	-
Prior Period Dues Collected	50	50	-
Late Fees	125	125	-
Transfer in from Reserves	10,250	10,250	-
Interest Income Operating	847	638	209
Total for Income	67,972	67,763	209
Expenses			
Office Supplies	11	-	11
Printing & Reproduction	64	200	(136)
Website Expenses	894	895	(1)
P.O. Box Rental	315	296	19
Postage and Delivery	61	250	(189)
Insurance Expense	1,593	1,593	-
Licenses & Filing Fees	20	20	-
Legal Fees - Collections and Enforcement	-	-	-
Legal - HOA Business	7,933	10,000	(2,068)
Resident Activities/Condolences	28	200	(172)
Grass & CA Maintenance	8,759	8,759	-
Fertilizer/Weed Control	511	1,200	(200)
Bed Maintenance & Flowers	5,144	3,920	1,224
Snow Plowing/Salt	1,500	3,500	(2,000)
Tree Fertilizing/Pruning/Remove	1,650	2,850	(1,200)
Sprinkler Service & Repairs	1,052	1,400	(348)
Road Repairs & Maintenance	11,700	11,500	200
Detention Pond & Sewer Maintenance	4,860	11,685	(6,826)
Electric Service	289	400	(111)
Water	527	750	(223)
Common Area Esthetics	3,094	2,905	189
Software	-	1,190	(1,190)
Mailing Supplies	-	300	(300)
Professional Fees - Review	-	1,250	(1,250)
Lighting/Electrical Repairs	-	200	(200)
Sidewalk Repairs & Maintenance	-	2,500	(2,500)
Total for Expenses	50,004	67,763	(17,271)
Net Operating Income	17,967	-	17,479

Budget vs. Actuals_FY_2025__Report

January 1-September 30, 2025

	Total		Over / (Under)
	Actual	Budget	Budget
Other Income			
Road Replacement Assessment	64,800	64,800	-
Interest Income Road Reserve	3,852	4,000	(148)
Infrastructure Assessments	20,250	20,250	-
Transfer to Operating Account	(10,250)	(10,250)	-
Emergency Reserve	4,050	4,050	-
Other Miscellaneous Income	2	-	2
Total for Other Income	82,703	82,850	(147)
Other Expenses	-	-	-
Net Other Income	82,703	82,850	(147)
Net Income	100,671	82,850	17,332

Accrual Basis Wednesday, October 08, 2025 03:22 AM GMTZ

Profit and Loss
Tottenham Homeowners Association
September 2025

	Total
Income	
Interest Income Operating	111
Total for Income	111
Cost of Goods Sold	
Gross Profit	111
Expenses	
Legal Fees - Collections and Enforcement	(403)
Legal - HOA Business	333
Bed Maintenance & Flowers	4,737
Electric Service	28
Water	374
Common Area Esthetics	3,047
Total for Expenses	8,115
Net Operating Income	(8,005)
Other Income	
Interest Income Road Reserve	520
Total for Other Income	520
Other Expenses	
Net Other Income	520
Net Income	(7,484)

Accrual Basis Wednesday, October 08, 2025 05:35 PM GMTZ

TOTTENHAM HOMEOWNERS ASSOCIATION
As of September 30, 2025

	<u>2025 BUDGET</u>	<u>ACTUAL</u>
1/1/2025 Beginning Checking Balance	41,401	41,401
Operating Income	60,750	61,940
Operating Expenses	(56,700)	(45,144)
Miscellaneous & Interest Income	-	82
Less: transfer to Savings [Operating Emergency Fund]	(4,050)	(4,050)
Infrastructure Income	20,250	19,750
Less: Infrastructure Expenses	(10,250)	(4,860)
Less: Infrastructure Reserve	(10,000)	-
Road Reserve Assessment	64,800	63,200
Less: Transfer to Road reserves	(64,800)	(65,696) *
9/30/2025 Ending Checking balance	<u>41,401</u>	<u>66,623</u>
1/1/2025 Beginning Emergency Savings:	20,006	20,006
Interest	-	613
Promotional Credit	-	200
Less: Transfer to CD	(896)	-
Plus: transfer from Checking	4,050	4,050
9/30/2025 Ending Emergency Savings	<u>23,160</u>	<u>24,869</u>
1/1/2025 Beginning Road Reserve	100,000	100,000
Plus: transfer from Savings	896	896 *
Reserve Assessments	64,800	64,800
Interest Income	4,000	5,969
9/30/2025 Ending Road Reserve	<u>169,696</u>	<u>171,665</u>

* Road Fund \$ deposited at CD maturity

TOTTENHAM HOMEOWNERS ASSOCIATION
Proposed 2025 Budget Amendment

	Amended 2025 Budget	Proposed 2026 Budget	Change	Dues per home	Notes
				\$ 1,800	
Income					
Base Annual Assessment	\$ 56,700	\$ 66,825	\$ 10,125	\$ 825	
Prior Period Dues Collected	50	-	(50)		n/a to 2026
Late Fees	125	-	(125)		excluded from initial budget
Interest Income Operating	638	-	(638)		excluded from initial budget
Transfer from Pond and Storm Drains Assessments	10,250	-	(10,250)		
Total for Income	\$ 67,763	\$ 66,825	\$ (938)		
Expenses					
<i>Administrative</i>					
Accounting Software	\$ 1,190	\$ 1,305	\$ 115		
Accounting & Financial Review Services	1,250	1,250	-		
Bank Fees	-	-	-		
Insurance Expense	1,593	2,200	607		add coverage for board member fraud
Legal Fees - Collections & Enforcement	-	1,000	1,000		Enforcement advice
Legal - HOA Business	10,000	6,500	(3,500)		Finalize governing documents
Licenses & Filing Fees	20	20	-		
Mailing Supplies	300	-	(300)		
Office Supplies	-	100	100		
P.O. Box Rental	296	300	4		
Postage and Delivery	250	250	-		
Printing & Reproduction	200	200	-		
Resident Activities/Condolences	200	200	-		
Website Expenses	895	-	(895)		Three-year subscription paid in 2025
<i>Operating</i>					
Front Entrance	3,920	3,500	(420)		Flower beds and shrub replacement
Common Area Maintenance	2,905	3,500	595		Cleanup of islands & mulching of trees, add fill/topsoil in select areas
Detention Pond & Sewer Maintenance	11,685	11,800	115		Pond treatment and cleanup
Fertilizer/Weed Control	1,200	1,200	-		Mr. Green in CA grass
Grass Cutting	8,759	9,500	741		Add whipping of weeds in cracks of sidewalk and street
Lighting/Electrical Repairs	200	200	-		
Mailbox Repairs & Signage	-	2,500	2,500		Select repairs and number replacement
Road Repairs & Maintenance	11,500	12,000	500		Potholes and hot tar in cracks
Sidewalk Repairs & Maintenance	2,500	-	(2,500)		None expected in 2026
Snow Plowing/Salt	3,500	4,200	700		Upgrade services
Sprinkler Service & Repairs	1,400	1,400	-		Additional front entrance sprinkler work - quote needed
Tree Fertilizing/Pruning/Remove	2,850	2,500	(350)		Cleanup of woodland overgrowth in common areas
Utility: Electric Service	400	400	-		
Utility: Water	750	800	50		
Total for Expenses	\$ 67,763	\$ 66,825	\$ (938)		
Net Operating Income	-	-	-		
Other Income					
Road Replacement Assessment [Reserves]	\$ 64,800	\$ 64,800	\$ -	\$ 800	
Ponds & Storm Drains Assessment [Reserves]	20,250	10,125	(10,125)	\$ 125	
Emergency Operating Assessment [Reserves]	4,050	4,050	-	\$ 50	
Total for Other Income	\$ 89,100	\$ 78,975	\$ (10,125)		
Other Expenses					
Transfer to Operating	\$ (10,250)	\$ -	\$ 10,250		
Total for Other Expenses	(10,250)	-	10,250		
Net Other Income	\$ 78,850	\$ 78,975	\$ 125		