Bramblewood HOA

2026 Income & Expense Budget

Jan 1, 2026 Opening balance: $12,174.95

Income	**2025 Actual**	**2026 Budgeted**
Annual Dues Assessed (156 lots x $200) Dues Collected	$31,100	$31,200
Special Assessments West Pond Owners *Pond chemicals and aeration maintenance*	$2,655	$2,750
Special Assessments S. E. Pond Owners *Pond chemicals and aeration maintenance*	$3,224	$3,500
Total Expected Income	**$36,979**	**$37,450**

Expected Expenses	**2025 Actual**	**2026 Budget**
Administrative Expenses	**$1,064**	**$1,165**
Administrative Expenses: Outlot Property Taxes	$384	$400
Administrative Expenses: PO Box	$226	$250
Administrative Expenses: Stamps	$208	$240
Administrative Expenses: Website	$246	$275
Entrance Gardening/Trees	**$413**	**$450**
Insurance	**$2,371**	**$2,500**
Landscape Projects	**$1,855**	**$1,950**
Lawn Care	**$10,312**	**$11,100**
Lawn Care: Mowing	$9,250	$9,700
Lawn Care: Annual Fertilization Contract	$1,062	$1,400
Other	**$463**	**$100**
Other: Donations	$100	$100
Other: Misc	$288	
Other: Overpayment of dues	$75	
Pond Aerators	**$8,213**	**$8,700**
Pond Aerators: Electric Bills-East	$2,287	$2,500
Pond Aerators: Electric Bills-West	$2,629	$2,800
Pond Aerators: Replacement	$3,297	$3,400
Pond Aerators: Repair and Maintenance		
Pond Maintenance	**$8,595**	**$8,220**
Pond Maintenance: Special Chemical Treatments-West	$375	
Pond Maintenance: Water's Edge Annual Contract	$8,220	$8,220
Sprinkler System	**$2,386**	**$2,600**
Sprinkler System: Maintenance	$377	$595
Sprinkler System: Startup/Shutdown	$204	$205
Sprinkler System: Water Bills	$1,805	$1,800
	$35,672	**$36,785**

Bramblewood HOA
Checking Account Activity
1/1/2026 thru 7/12/2026

Details	Posting Date	Description	Amount	Type	12/31/2025 $13,909.43
DEBIT	10/27/2025	Zelle payment to Water's Edge Aquascaping	-$1,734.48	Pond Aerators: Replacement-East	$12,174.95
DEBIT	1/2/2026	Zelle payment to Water's Edge Aquascaping	-$1,074.26	Pond Aerators: Replacement-West	$11,100.69
DEBIT	1/5/2026	Zelle payment to Water's Edge Aquascaping	-$2,575.00	Pond Maintenance: Water's Edge Annual Contract-East	$8,525.69
DEBIT	1/5/2026	Zelle payment to Water's Edge Aquascaping	-$2,245.00	Pond Maintenance: Water's Edge Annual Contract-West	$6,280.69
DEBIT	1/6/2026	Zelle payment to Water's Edge Aquascaping	-$1,895.00	Pond Maintenance: Water's Edge Annual Contract-East	$4,385.69
DEBIT	1/6/2026	Zelle payment to Water's Edge Aquascaping	-$1,325.00	Pond Maintenance: Water's Edge Annual Contract-West	$3,060.69
DEBIT	1/6/2026	Van's Animal Pest Control	-$100.00	Other: Misc	$2,960.69
DEBIT	1/9/2026	Zelle payment to Water's Edge Aquascaping	-$156.11	Pond Aerators: Repair and Maintenance-West	$2,804.58
CREDIT	1/15/2026	Annual Dues Deposit: Zelle	$1,000.00	Annual HOA Dues: Payment	$3,804.58
DEBIT	1/28/2026	Nipsco	-$210.80	Pond Aerators: Electric Bills-East	$3,593.78
DEBIT	1/28/2026	Nipsco	-$181.53	Pond Aerators: Electric Bills-West	$3,412.25
DSLIP	1/30/2026	Annual Dues Deposit: Check	$200.00	Annual HOA Dues: Payment	$3,612.25
DEBIT	2/11/2026	***FOREVER GREEN--Sprinkler Startup and shutdown***	***-$304.00***	***Sprinkler System: Startup/Shutdown***	$3,308.25
DEBIT	2/11/2026	***FOREVER GREEN--Annual Contract less start-stop***	***-$1,066.21***	***Lawn Care: Annual Fertilization Contract***	$2,242.04
CHECK	2/17/2026	CHECK 1602	-$78.00	Administrative Expenses: Stamps	$2,164.04
CREDIT	2/19/2026	Annual Dues Deposit: Zelle	$1,000.00	Annual HOA Dues: Payment	$3,164.04
CREDIT	2/20/2026	Annual Dues Deposit: Zelle	$800.00	Annual HOA Dues: Payment	$3,964.04
CREDIT	2/23/2026	Annual Dues Deposit: Zelle	$1,800.00	Annual HOA Dues: Payment	$5,764.04
DSLIP	2/23/2026	Annual Dues Deposit: Check	$1,600.00	Annual HOA Dues: Payment	$7,364.04
CREDIT	2/24/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$7,564.04
DSLIP	2/24/2026	Annual Dues Deposit: Check	$200.00	Annual HOA Dues: Payment	$7,764.04
CREDIT	2/25/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$7,964.04
DSLIP	2/25/2026	Annual Dues Deposit: Check	$1,400.00	Annual HOA Dues: Payment	$9,364.04
CREDIT	2/26/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$9,564.04
DSLIP	2/26/2026	Annual Dues Deposit: Check	$1,600.00	Annual HOA Dues: Payment	$11,164.04
DSLIP	2/27/2026	Annual Dues Deposit: Check	$1,200.00	Annual HOA Dues: Payment	$12,364.04
CREDIT	3/2/2026	Annual Dues Deposit: Zelle	$1,600.00	Annual HOA Dues: Payment	$13,964.04
DEBIT	3/2/2026	Nipsco	-$185.23	Pond Aerators: Electric Bills-West	$13,778.81
DEBIT	3/2/2026	Nipsco	-$167.74	Pond Aerators: Electric Bills-East	$13,611.07
DSLIP	3/2/2026	Annual Dues Deposit: Check	$1,800.00	Annual HOA Dues: Payment	$15,411.07
CREDIT	3/3/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$15,611.07
DSLIP	3/4/2026	Annual Dues Deposit: Check	$200.00	Annual HOA Dues: Payment	$15,811.07
CREDIT	3/5/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$16,011.07
CREDIT	3/9/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$16,211.07
DSLIP	3/9/2026	Annual Dues Deposit: Check	$2,200.00	Annual HOA Dues: Payment	$18,411.07
CREDIT	3/10/2026	Annual Dues Deposit: Zelle	$400.00	Annual HOA Dues: Payment	$18,811.07
CREDIT	3/11/2026	Annual Dues Deposit: Zelle	$600.00	Annual HOA Dues: Payment	$19,411.07
CREDIT	3/12/2026	Annual Dues Deposit: Zelle	$800.00	Annual HOA Dues: Payment	$20,211.07
DSLIP	3/12/2026	Annual Dues Deposit: Check	$800.00	Annual HOA Dues: Payment	$21,011.07
CREDIT	3/13/2026	Annual Dues Deposit: Zelle	$600.00	Annual HOA Dues: Payment	$21,611.07
DSLIP	3/13/2026	Annual Dues Deposit: Check	$200.00	Annual HOA Dues: Payment	$21,811.07
CREDIT	3/16/2026	Annual Dues Deposit: Zelle	$1,200.00	Annual HOA Dues: Payment	$23,011.07

Bramblewood HOA

Checking Account Activity

1/1/2026 thru 7/12/2026

Details	Posting Date	Description	Amount	Type	12/31/2025 **$13,909.43**
DSLIP	3/16/2026	Annual Dues Deposit: Check	$2,000.00	Annual HOA Dues: Payment	$25,011.07
DSLIP	3/17/2026	Annual Dues Deposit: Check	$200.00	Annual HOA Dues: Payment	$25,211.07
CREDIT	3/18/2026	Annual Dues Deposit: Zelle	$800.00	Annual HOA Dues: Payment	$26,011.07
DEBIT	3/18/2026	Zelle payment to Water's Edge Aquascaping	-$593.29	Pond Aerators: Repair and Maintenance-West	$25,417.78
CREDIT	3/19/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$25,617.78
DSLIP	3/19/2026	Annual Dues Deposit: Check	$1,000.00	Annual HOA Dues: Payment	$26,617.78
CREDIT	3/20/2026	Annual Dues Deposit: Zelle	$800.00	Annual HOA Dues: Payment	$27,417.78
DSLIP	3/20/2026	Annual Dues Deposit: Check	$1,250.00	Annual HOA Dues: Payment	$28,667.78
CREDIT	3/23/2026	Annual Dues Deposit: Zelle	$825.00	Annual HOA Dues: Payment	$29,492.78
DEBIT	3/23/2026	Annual Dues Overpayment: Billpay to Joyce Fabisiak	-$50.00	Annual HOA Dues: Over-Payment	$29,442.78
DEBIT	3/23/2026	Annual Dues Overpayment: Billpay to Troy R Barron	-$25.00	Annual HOA Dues: Over-Payment	$29,417.78
DSLIP	3/23/2026	Annual Dues Deposit: Check	$600.00	Annual HOA Dues: Payment	$30,017.78
CREDIT	3/26/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$30,217.78
CREDIT	3/27/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$30,417.78
DSLIP	3/27/2026	Annual Dues Deposit: Check	$200.00	Annual HOA Dues: Payment	$30,617.78
CREDIT	3/30/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$30,817.78
CREDIT	3/31/2026	Annual Dues Deposit: Zelle	$200.00	Annual HOA Dues: Payment	$31,017.78
DEBIT	4/1/2026	Nipsco	-$175.90	Pond Aerators: Electric Bills-East	$30,841.88
DEBIT	4/1/2026	Nipsco	-$195.03	Pond Aerators: Electric Bills-West	$30,646.85
DEBIT	4/29/2026	Nipsco	-$167.35	Pond Aerators: Electric Bills-East	$30,479.50
DEBIT	4/29/2026	Nipsco	-$225.76	Pond Aerators: Electric Bills-West	$30,253.74
DEBIT	5/18/2026	FOREVER GREEN	-$361.59	Sprinkler System: Maintenance	$29,892.15
CHECK	5/26/2026	CHECK 1603	-$384.00	Administrative Expenses: Outlot Property Taxes	$29,508.15
DEBIT	6/1/2026	Zelle payment to Armando Soltero	-$1,200.00	Lawn Care: Mowing	$28,308.15
DEBIT	6/1/2026	Zelle payment to Armando Soltero	-$1,200.00	Lawn Care: Mowing	$27,108.15
DEBIT	6/1/2026	Zelle payment to Ron Johnson	-$221.75	Sprinkler System: Maintenance	$26,886.40
DEBIT	6/1/2026	Nipsco	-$218.35	Pond Aerators: Electric Bills-West	$26,668.05
DEBIT	6/1/2026	Nipsco	-$272.48	Pond Aerators: Electric Bills-East	$26,395.57
DEBIT	6/3/2026	Zelle payment to David Poplon	-$171.55	Entrance Gardening/Trees	$26,224.02
DEBIT	6/11/2026	FOREVER GREEN	-$100.00	Sprinkler System: Maintenance	$26,124.02
DEBIT	6/11/2026	FOREVER GREEN	-$300.00	Sprinkler System: Maintenance	$25,824.02
DEBIT	6/11/2026	FOREVER GREEN	-$33.80	Sprinkler System: Maintenance	$25,790.22
DEBIT	6/17/2026	Zelle payment to Water's Edge Aquascaping	-$494.85	Pond Aerators: Repair and Maintenance-West	$25,295.37
DSLIP	6/17/2026	Binnett Electric thru May 31	$190.77	Pond Aerators: Electric Bills-East	$25,486.14
DEBIT	6/30/2026	Nipsco	-$296.10	Pond Aerators: Electric Bills-East	$25,190.04
DEBIT	6/30/2026	Nipsco	-$170.37	Pond Aerators: Electric Bills-West	$25,019.67
DEBIT	6/30/2026	FOREVER GREEN	-$127.50	Sprinkler System: Maintenance	$24,892.17
DEBIT	7/3/2026	Zelle payment to Armando Soltero	-$1,200.00	Lawn Care: Mowing	$23,692.17
DSLIP	7/8/2026	Millenium Reimbursement for Aerator damage	$494.85	Pond Aerators: Repair and Maintenance-West	$24,187.02
				6/30/25 balance:	**$23,381.28**

Bramblewood HOA
Checking Account Activity
1/1/2026 thru 7/12/2026

	Posting				12/31/2025
Details	Date	Description	Amount	Type	$13,909.43
		$200 times 156 lots:	$31,200.00		
		$225 times 156 lots:	$35,100.00		
		2025 Payments Made Quarter 1:	-$12,373.73		
		2025 Payments Made Quarter 2:	-$6,005.92		
		2025 Payments Made Quarter 3:	-$10,893.10		
		2025 Payments Made Quarter 4:	-$6,417.23		
		2026 Payments Made Quarter 1:	-$13,966.65		
		2026 Payments Made Quarter 2:	-$6,316.38		
		2026 Payments Made Quarter 3:	-$1,200.00		
		2026 Payments Made Quarter 4:	$0.00		6/30/26 balance: $24,892.17