

## Income & Expense Summary

### Budget vs Actual

### 1/1/2025 thru 12/31/2025

<b>Jan 1, 2025 Opening balance</b>	\$10,685.93
<b>Dec 31, 2025 Closing Balance</b>	\$12,174.95

<b><u>Income</u></b>	<b><u>Actual</u></b>	<b><u>Budgeted</u></b>	
Annual Dues Assessed (156 lots x \$200)		\$31,200.00	
Dues Collected	\$31,100.00		
Special Assessments West Pond Owners	\$2,655.00	\$2,500.00	
<i>Pond chemicals and aeration maintenance</i>			
Special Assessments S. E. Pond Owners	\$3,224.00	\$3,000.00	
<i>Pond chemicals and aeration maintenance</i>			
<b>Total Income</b>	<b><u>\$36,979.00</u></b>	<b><u>\$36,700.00</u></b>	
<b><u>Expenses</u></b>	<b><u>Actual</u></b>	<b><u>Budgeted</u></b>	<b><u>Over/Under</u></b>
Pond Maintenance (chemicals, etc.)	\$8,595.00	\$9,500.00	\$905.00
Pond Aerator Repair/Maintenance/Nipsco	\$6,478.81	\$7,000.00	\$521.19
Pond Projects	\$0.00	\$0.00	\$0.00
Landscape Maintenance	\$10,725.68	\$11,000.00	\$274.32
<i>Mowing, trimming, &amp; fertilization of lawns, shrubs, &amp; trees in common areas, lightin maintenance, decorations</i>			
Landscape Projects	\$1,854.51	\$3,000.00	\$1,145.49
<i>Major projects, new plantings, etc.</i>			
Sprinkler System Maintenance	\$580.71	\$1,000.00	\$419.29
<i>Opening, closing, &amp; repair of sprinkler system</i>			
Water Bills	\$1,805.38	\$1,800.00	-\$5.38
<i>St. John water bills for sprinkling</i>			
Insurance	\$2,371.00	\$2,500.00	\$129.00
<i>Liability insurance</i>			
Administrative Expenses	\$1,064.09	\$600.00	-\$464.09
<i>Office &amp; computer supplies, postage, PO box, bank fees, empty lot taxes</i>			
Other	\$463.32	\$200.00	-\$263.32
<i>Overpayment of dues, donations, etc.</i>			
<b>Total Expenses</b>	<b><u>\$33,938.50</u></b>	<b><u>\$36,600.00</u></b>	<b><u>\$2,661.50</u></b>

2025 payments also included an unbudgeted expense for a new pond aerator with a cost of \$1,734.48, which was installed on October 11th. Pond owners will be billed for this aerator in 2026, and the HOA will recognize the expense in 2026.

Bramblewood HOA  
 Checking Account Payment Detail  
 1/1/2025 thru 11/30/2025

Type	Posting Date	Transaction Description	Payment Amount	Expense Category
CHECK	1/13/2025	CHECK 1587 Leslie Poplon	-\$17.00	Entrance Gardening/Trees
DEBIT	1/29/2025	NIPSCO Electric	-\$156.64	Pond Aerators: Electric Bills
DEBIT	1/29/2025	NIPSCO Electric	-\$186.13	Pond Aerators: Electric Bills
DEBIT	1/30/2025	Zelle payment to Carolyn Scofield	-\$5,000.00	Pond Maintenance: Water's Edge Annual Contract
DEBIT	2/3/2025	Zelle payment to Carolyn Scofield	-\$3,220.00	Pond Maintenance: Water's Edge Annual Contract
DEBIT	2/19/2025	Online Payment To FOREVER GREEN 02/19	-\$1,068.85	Lawn Care: Annual Fertilization Contract
DEBIT	2/19/2025	Online Payment To FOREVER GREEN 02/19	-\$203.97	Sprinkler System: Startup/Shutdown
CHECK	2/21/2025	CHECK 1589 St. John Postmaster	-\$146.00	Administrative Expenses: Stamps
CHECK	2/21/2025	CHECK 1588 Van's Animal Pest Control	-\$135.00	Other: Misc
DEBIT	2/26/2025	NIPSCO Electric	-\$139.29	Pond Aerators: Electric Bills
DEBIT	2/26/2025	NIPSCO Electric	-\$162.82	Pond Aerators: Electric Bills
CHECK	3/13/2025	CHECK 1590 03/13 George Lamfalusi	-\$62.05	Administrative Expenses: Stamps
DEBIT	3/17/2025	Zelle payment to Carolyn Scofield	-\$1,563.25	Pond Aerators: Repair and Maintenance
DEBIT	3/31/2025	NIPSCO Electric	-\$139.22	Pond Aerators: Electric Bills
DEBIT	3/31/2025	NIPSCO Electric	-\$165.06	Pond Aerators: Electric Bills
CHECK	4/8/2025	CHECK 1592--Lake County Treasurer	-\$384.00	Administrative Expenses: Outlot Property Taxes
CHECK	4/14/2025	CHECK 1591 Joyce Fabsiak	-\$50.00	Other: Overpayment of dues
DEBIT	4/16/2025	Zelle payment to Branislav Popovic	-\$25.00	Other: Overpayment of dues
DEBIT	4/28/2025	NIPSCO Electric	-\$154.03	Pond Aerators: Electric Bills
DEBIT	4/28/2025	NIPSCO Electric	-\$171.12	Pond Aerators: Electric Bills
CHECK	5/14/2025	CHECK 1593 Priced Rite	-\$180.00	Landscape Projects
DEBIT	5/14/2025	Online Payment To FOREVER GREEN 05/14	-\$41.60	Sprinkler System: Maintenance
CHECK	5/22/2025	CHECK 1595 Leslie Poplon	-\$135.00	Entrance Gardening/Trees
DEBIT	5/27/2025	NIPSCO Electric	-\$176.24	Pond Aerators: Electric Bills
DEBIT	5/27/2025	NIPSCO Electric	-\$208.79	Pond Aerators: Electric Bills
DEBIT	6/2/2025	Zelle payment to Armando Soltero	-\$1,250.00	Lawn Care: Mowing
DEBIT	6/2/2025	Zelle payment to Armando Soltero	-\$1,750.00	Lawn Care: Mowing
CHECK	6/16/2025	CHECK 1596 Leslie Poplon	-\$55.00	Entrance Gardening/Trees
DEBIT	6/16/2025	TOWN OF ST JOHN	-\$15.44	Sprinkler System: Water Bills
DEBIT	6/16/2025	TOWN OF ST JOHN	-\$15.44	Sprinkler System: Water Bills
CHECK	6/26/2025	CHECK 1597 Leo's	-\$954.51	Landscape Projects
DEBIT	6/30/2025	NIPSCO Electric	-\$177.49	Pond Aerators: Electric Bills
DEBIT	6/30/2025	NIPSCO Electric	-\$262.26	Pond Aerators: Electric Bills
DEBIT	7/7/2025	Zelle payment to Ron Johnson	-\$198.06	Sprinkler System: Maintenance
DEBIT	7/16/2025	TOWN OF ST JOHN	-\$108.68	Sprinkler System: Water Bills
DEBIT	7/16/2025	TOWN OF ST JOHN	-\$95.71	Sprinkler System: Water Bills
CHECK	7/22/2025	CHECK 1598--A&K Lawncare	-\$1,000.00	Lawn Care: Mowing
DEBIT	7/23/2025	Water's Edge Aquascaping, Inc.	-\$375.00	Pond Maintenance: Special Treatments
CHECK	7/28/2025	CHECK 1594 ---Priced Rite	-\$720.00	Landscape Projects
DEBIT	7/30/2025	NIPSCO Electric	-\$290.11	Pond Aerators: Electric Bills
DEBIT	7/30/2025	NIPSCO Electric	-\$204.16	Pond Aerators: Electric Bills
DEBIT	7/31/2025	Zelle payment to Armando Soltero	-\$1,250.00	Lawn Care: Mowing
DEBIT	8/11/2025	Online Payment To April Janota for GoDaddy	-\$246.04	Administrative Expenses: Website
DEBIT	8/18/2025	TOWN OF ST JOHN	-\$220.94	Sprinkler System: Water Bills
DEBIT	8/18/2025	TOWN OF ST JOHN	-\$114.05	Sprinkler System: Water Bills
DEBIT	8/28/2025	NIPSCO Electric	-\$283.38	Pond Aerators: Electric Bills
DEBIT	8/28/2025	NIPSCO Electric	-\$206.78	Pond Aerators: Electric Bills
DEBIT	8/29/2025	FOREVER GREEN--Sprinkler Repair	-\$51.00	Sprinkler System: Maintenance
CHECK	8/29/2025	CHECK 1599 Armondo Soltero	-\$1,000.00	Lawn Care: Mowing
DEBIT	9/16/2025	FOREVER GREEN--Sprinkler Repair	-\$86.08	Sprinkler System: Maintenance
DEBIT	9/16/2025	TOWN OF ST JOHN	-\$189.19	Sprinkler System: Water Bills
DEBIT	9/16/2025	TOWN OF ST JOHN	-\$251.36	Sprinkler System: Water Bills
DEBIT	9/19/2025	Online Payment To STATE FARM INSURANC	-\$2,371.00	Insurance
DEBIT	9/25/2025	Zelle payment to David Poplon	-\$140.00	Entrance Gardening/Trees
DEBIT	9/29/2025	NIPSCO Electric	-\$208.54	Pond Aerators: Electric Bills
DEBIT	9/29/2025	NIPSCO Electric	-\$283.02	Pond Aerators: Electric Bills
DEBIT	9/29/2025	Zelle payment to Armando Soltero	-\$1,000.00	Lawn Care: Mowing
DEBIT	10/2/2025	Zelle payment to Ron Johnson--Signs	-\$112.69	Other: Misc
CHECK	10/16/2025	CHECK 1600 --Donation to St John Voluntee	-\$100.00	Other: Donations
DEBIT	10/16/2025	TOWN OF ST JOHN	-\$168.62	Sprinkler System: Water Bills

