

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 <i>Pond chemicals and aeration maintenance</i>	\$2,655	\$2,750
Special Assessments S. E. Pond Owners <i>Pond chemicals and aeration maintenance</i>	\$3,224	\$3,500
Total Expected Income	<u>\$36,979</u>	<u>\$37,450</u>

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
	<u>\$35,672</u>	<u>\$36,785</u>

Bramblewood HOA
 Checking Account Transactions
 1/1/2026 thru 1/29/2026

						12/31/2025
						Balance
Details	Posting Date	Description	Amount	Type	Check#	\$12,174.95
DEBIT	1/2/2026	Zelle payment to Water's Edge Aquascaping	-\$1,074.26	Pond Aerators: Repair and Maintenance-East		\$11,100.69
DEBIT	1/5/2026	Zelle payment to Water's Edge Aquascaping	-\$2,245.00	Pond Maintenance: Water's Edge Annual Contract-West		\$8,855.69
DEBIT	1/5/2026	Zelle payment to Water's Edge Aquascaping	-\$2,575.00	Pond Maintenance: Water's Edge Annual Contract-East		\$6,280.69
DEBIT	1/6/2026	Online Payment To Van's Animal Pest Control	-\$100.00	Other: Misc		\$6,180.69
DEBIT	1/6/2026	Zelle payment to Water's Edge Aquascaping	-\$1,325.00	Pond Maintenance: Water's Edge Annual Contract-West		\$4,855.69
DEBIT	1/6/2026	Zelle payment to Water's Edge Aquascaping	-\$1,895.00	Pond Maintenance: Water's Edge Annual Contract-East		\$2,960.69
DEBIT	1/9/2026	Zelle payment to Water's Edge Aquascaping	-\$156.11	Pond Aerators: Repair and Maintenance-East		\$2,804.58
CREDIT	1/15/2026	Zelle payment from RONALD C JOHNSON	\$200.00	Annual HOA Dues		\$3,004.58
CREDIT	1/15/2026	Zelle payment from ELIZABETH M DANIELSON	\$200.00	Annual HOA Dues		\$3,204.58
CREDIT	1/15/2026	Zelle payment from THOMAS J CERWINSKE	\$200.00	Annual HOA Dues		\$3,404.58
CREDIT	1/15/2026	Zelle payment from John Sandrick	\$200.00	Annual HOA Dues		\$3,604.58
CREDIT	1/15/2026	Zelle payment from GEORGE M LAMFALUSI	\$200.00	Annual HOA Dues		\$3,804.58
DEBIT	1/28/2026	NIPSCO	-\$181.53	Pond Aerators: Electric Bills-West		\$3,623.05
DEBIT	1/28/2026	NIPSCO	-\$210.80	Pond Aerators: Electric Bills-East		\$3,412.25