Bramblewood HOA 9/30/2026

Proposed 2027 Budget

Income	**2027 Budget**	**2026 Actual**
Annual Dues Assessed (156 lots x $275) Dues Net	$42,900	$31,000
Special Assessments West Pond Owners		
Pond Chemicals and Areation Nipsco/maintenance	$2,750	
Special Assessments S.E. Pond Owners		
Pond Chemicals and Areation Nipsco/maintenance	$3,500	
Miscellaneous Credits		$495
Total Income	**$49,150**	$31,495

Expenses	**2027 Estimated Expenses**	**2026 EOY Estimate**
Administrative Expenses	**$1,034**	**$878**
Administrative Expenses: Outlot Property Taxes	$384	$384
Administrative Expenses: PO Box	$250	
Administrative Expenses: Stamps	$125	$242
Administrative Expenses: Website	$275	$252
Entrance Gardening/Trees	**$450**	$400
Insurance	**$2,500**	**$2,406**
Landscape Maintenance	**$11,873**	**$10,811**
Landscape Maintenance: Spring Clean-up	$200	$345
Landscape Maintenance: Mowing	$10,500	$9,400
Landscape Maintenance: Annual Fertilization Contract	$1,173	$1,066
Other	**$200**	**$200**
Other: Donations	$100	$100
Other: Misc	$100	$100
Pond Aerators	**$9,100**	**$8,658**
Pond Aerators: Electric Bills-East	$3,000	$2,700
Pond Aerators: Electric Bills-West	$2,700	$2,400
Pond Aerators: Replacement-East	$1,700	$1,734
Pond Aerators: Replacement-West	$1,700	$1,074
Pond Aerators: Repair and Maintenance-East		
Pond Aerators: Repair and Maintenance-West		$749
Pond Maintenance	**$8,650**	**$8,040**
Pond Maintenance: Special Chemical Treatments-East		
Pond Maintenance: Special Chemical Treatments-West		
Pond Maintenance: Water's Edge Annual Contract-East	$4,800	$4,470
Pond Maintenance: Water's Edge Annual Contract-West	$3,850	$3,570
Sprinkler System	**$2,525**	**$2,549**
Sprinkler System: Maintenance	$1,000	$1,145
Sprinkler System: Startup/Shutdown	$325	$304
Sprinkler System: Water Bills	$1,200	$1,100
Total Expenses	**$36,332**	**$33,942**

Current Reserve Balance	**$0**
2027 Reserve Allocation (Income minus Expenses)	**$12,818**
Expenses plus Reserve Allocation	**$49,150**
Ending Reserve Balance	**$13,118**
2027 Reserve Target (70% of Total Expenses)	**$25,432**