

	<b>MISTY OAKS OWNERS ASSOCIATION</b>	<b>2025</b>	<b>YTD 12/31/2025</b>	<b>2026 Budget</b>
		<b>Budget</b>	<b>Actual</b>	
	<u><b>CATEGORY</b></u>			
	<b>INCOME</b>			
	Dues	\$ 13,200.00	\$ 13,066.50	\$ 13,200.00
	Interest Income			
	Lake Maintenance Income	\$ 1,241.90	\$ 1,129.00	\$ 1,241.90
	Other Income		\$ 325.22	
	<b>Total Income</b>	<b>\$ 14,441.90</b>	<b>\$ 14,520.72</b>	<b>\$ 14,441.90</b>
	<b>EXPENSES</b>			
	<b>General Expenses</b>			
	Bank Charges		\$ 94.85	\$ -
	Community Relations	\$ 300.00	\$ 436.93	\$ 300.00
	Insurance Expense	\$ 2,300.00	\$ 2,115.95	\$ 2,300.00
	Meeting Room Rent Expense	\$ 225.00	\$ 214.00	\$ 225.00
	Office Expense	\$ 700.00	\$ 777.01	\$ 200.00
	PACC Expense	\$ 256.00	\$ 256.00	\$ 256.00
	Postage Expense	\$ 200.00	\$ 227.70	\$ 200.00
	<b>Total General Expenses</b>	<b>\$ 3,981.00</b>	<b>\$ 4,122.44</b>	<b>\$ 3,481.00</b>
	<b>Lake Maintenance &amp; Lot 24 Mowing Expense</b>			
	Lake Maintenance Expense	\$ 1,320.00	\$ 1,241.88	\$ 1,241.88
	<b>Total Lake Maintenance &amp; Lot 24 Mowing Expense</b>	<b>\$ 1,320.00</b>	<b>\$ 1,241.88</b>	<b>\$ 1,241.88</b>
	<b>Landscaping Expenses</b>			
	Landscaping Expenses	\$ 1,680.00	\$ 1,820.00	\$ 1,680.00
	Lot # 24 Mowing	\$ -	\$ 1,500.00	\$ 1,200.00
	Planting Expenses	\$ 200.00	\$ -	\$ 200.00
	Preserve Maintenance	\$ 4,320.00	\$ 2,850.00	\$ 4,000.00
	Repair & Maint. Contingency	\$ 200.00	\$ -	\$ 100.00
	Repair Expense	\$ 250.00	\$ -	\$ 250.00
	<b>Total Landscaping Expenses</b>	<b>\$ 6,650.00</b>	<b>\$ 6,170.00</b>	<b>\$ 7,430.00</b>
	<b>Legal &amp; ACCT Expenses</b>			
	Accounting Expenses			
	Legal Contingency	\$ 400.00		\$ 400.00
	Legal Expenses	\$ 500.00	\$ 1,545.12	\$ 500.00
	<b>Total Legal &amp; ACCT Expenses</b>	<b>\$ 900.00</b>	<b>\$ 1,545.12</b>	<b>\$ 900.00</b>
	<b>Repair Expenses</b>			
	Light Repair Expenses	\$ 200.00	\$ 715.06	\$ 200.00
	Other Repair Expenses	\$ 100.00	\$ -	\$ 100.00
	Sprinkler Repair Expenses	\$ 200.00	\$ 176.95	\$ 100.00
	Street Sign Repair Expenses	\$ -	\$ -	\$ -
	<b>Total Repair Expenses</b>	<b>\$ 500.00</b>	<b>\$ 892.01</b>	<b>\$ 400.00</b>
	<b>Tax Expenses</b>			
	State Tax	\$ 70.00	\$ 70.00	\$ 70.00
	<b>Total Tax Expenses</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>
	<b>Utilities Expenses</b>			
	Electric Expenses	\$ 500.00	\$ 338.92	\$ 400.00

	Water Expenses	\$ 500.00	\$ 468.72	\$ 500.00
	<b>Total Utilities Expenses</b>	<b>\$ 1,000.00</b>	<b>\$ 807.64</b>	<b>\$ 900.00</b>
	<b>Total Expenses</b>	<b>\$ 14,421.00</b>	<b>\$ 14,849.09</b>	<b>\$ 14,422.88</b>
	<b>Operating +/-</b>	<b>\$ 20.90</b>	<b>\$ (328.37)</b>	<b>\$ 19.02</b>




MISTY OAKS OWNERS ASSOCIATION	2025	YTD 11/08/2025	2026 Proposed	2026 proposed vs 2025 budget	2026 Proposed vs 2025 Actual
	Budget	Actual			
CATEGORY					
<b>INCOME</b>					
Dues	\$ 13,200.00	\$ 13,066.50	\$ 13,200.00	\$ -	\$ 133.50
Interest Income					
Lake Maintenance Income	\$ 1,241.90	\$ 1,129.00	\$ 1,241.90	\$ -	\$ 112.90
Other Income		\$ 325.22		\$ -	\$ (325.22)
<b>Total Income</b>	<b>\$ 14,441.90</b>	<b>\$ 14,520.72</b>	<b>\$ 14,441.90</b>	<b>\$ -</b>	<b>\$ (78.82)</b>
<b>EXPENSES</b>				\$ -	\$ -
<b>General Expenses</b>				\$ -	\$ -
Bank Charges		\$ 94.85	\$ -	\$ -	\$ (94.85)
Community Relations	\$ 300.00	\$ 228.30	\$ 300.00	\$ -	\$ 71.70
Insurance Expense	\$ 2,300.00	\$ 1,087.77	\$ 2,300.00	\$ -	\$ 1,212.23
Meeting Room Rent Expense	\$ 225.00	\$ -	\$ 225.00	\$ -	\$ 225.00
Office Expense	\$ 700.00	\$ 180.98	\$ 200.00	\$ (500.00)	\$ 19.02
PACC Expense	\$ 256.00	\$ 256.00	\$ 256.00	\$ -	\$ -
Postage Expense	\$ 200.00	\$ 73.00	\$ 200.00	\$ -	\$ 127.00
<b>Total General Expenses</b>	<b>\$ 3,981.00</b>	<b>\$ 1,920.90</b>	<b>\$ 3,481.00</b>	<b>\$ (500.00)</b>	<b>\$ 1,560.10</b>
<b>Lake Maintenance &amp; Lot 24 Mowing Expense</b>				\$ -	\$ -
Lake Maintenance Expense	\$ 1,320.00	\$ 1,138.39	\$ 1,241.88	\$ (78.12)	\$ 103.49
<b>Total Lake Maintenance &amp; Lot 24 Mowing Expense</b>	<b>\$ 1,320.00</b>	<b>\$ 1,138.39</b>	<b>\$ 1,241.88</b>	<b>\$ (78.12)</b>	<b>\$ 103.49</b>
<b>Landscaping Expenses</b>				\$ -	\$ -
Landscaping Expenses	\$ 1,680.00	\$ 1,540.00	\$ 1,680.00	\$ -	\$ 140.00
Lot # 24 Mowing	\$ -	\$ 1,300.00	\$ 1,200.00	\$ 1,200.00	\$ (100.00)
Planting Expenses	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00
Preserve Maintenance	\$ 4,320.00	\$ 3,050.00	\$ 4,000.00	\$ (320.00)	\$ 950.00
Repair & Maint. Contingency	\$ 200.00	\$ -	\$ 100.00	\$ (100.00)	\$ 100.00
Repair Expense	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 250.00
<b>Total Landscaping Expenses</b>	<b>\$ 6,650.00</b>	<b>\$ 5,890.00</b>	<b>\$ 7,430.00</b>	<b>\$ 780.00</b>	<b>\$ 1,540.00</b>
<b>Legal &amp; ACCT Expenses</b>				\$ -	\$ -
Accounting Expenses				\$ -	\$ -
Legal Contingency	\$ 400.00	\$ 695.00	\$ 400.00	\$ -	\$ (295.00)
Legal Expenses	\$ 500.00	\$ 680.50	\$ 500.00	\$ -	\$ (180.50)
<b>Total Legal &amp; ACCT Expenses</b>	<b>\$ 900.00</b>	<b>\$ 1,375.50</b>	<b>\$ 900.00</b>	<b>\$ -</b>	<b>\$ (475.50)</b>
<b>Repair Expenses</b>				\$ -	\$ -
Light Repair Expenses	\$ 200.00	\$ 668.00	\$ 200.00	\$ -	\$ (468.00)
Other Repair Expenses	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00
Sprinkler Repair Expenses	\$ 200.00	\$ 46.95	\$ 100.00	\$ (100.00)	\$ 53.05
Street Sign Repair Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Repair Expenses</b>	<b>\$ 500.00</b>	<b>\$ 714.95</b>	<b>\$ 400.00</b>	<b>\$ (100.00)</b>	<b>\$ (314.95)</b>
<b>Tax Expenses</b>				\$ -	\$ -

State Tax	\$ 70.00	\$ 70.00	\$ 70.00	\$ -	\$ -
<b>Total Tax Expenses</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Utilities Expenses</b>				\$ -	\$ -
Electric Expenses	\$ 500.00	\$ 282.46	\$ 400.00	\$ (100.00)	\$ 117.54
Water Expenses	\$ 500.00	\$ 431.65	\$ 500.00	\$ -	\$ 68.35
<b>Total Utilities Expenses</b>	<b>\$ 1,000.00</b>	<b>\$ 714.11</b>	<b>\$ 900.00</b>	<b>\$ (100.00)</b>	<b>\$ 185.89</b>
<b>Total Expenses</b>	<b>\$ 14,421.00</b>	<b>\$ 11,823.85</b>	<b>\$ 14,422.88</b>	<b>\$ 1.88</b>	<b>\$ 2,599.03</b>
<b>Operating +/-</b>	<b>\$ 20.90</b>	<b>\$ 2,696.87</b>	<b>\$ 19.02</b>	<b>\$ (1.88)</b>	<b>\$ (2,677.85)</b>