

2026 HOA Budget

Proposed HOA Assessment = **\$300** (per lot) x 62 lots = **\$18,600.00**

| Category | 2025 Budget | 2025 Expenses (Thru August) | 2026 Budget |
|--|-------------|--------------------------------|-------------|
| Landscape & Property Maintenance | \$4,000.00 | \$1,093.16 | \$4,000.00 |
| Mowing | \$7,000.00 | \$1,680.00 | \$7,000.00 |
| State Fees | \$15.00 | \$25.00 | \$25.00 |
| Legal Fees | \$500 | \$5,180.70 | \$3,000.00 |
| Utilities (Water/Electric) | \$1,750 | \$383.85 | \$1,500.00 |
| Insurance | \$1,200 | \$1,184.30 | \$1,200.00 |
| Office Expenses (Postage, Paper, Envelopes, Post Office Box) | \$500 | \$206.60 | \$500.00 |
| Welcome/Hospitality | \$300 | \$58.77 | \$300.00 |
| Miscellaneous | \$200 | \$200.00 | \$200.00 |
| Totals | \$15,465 | \$10,012.38 | \$17,725.00 |

Notes regarding the 2026 budget:

1. The reserve account serves the HOA in keeping emergency funds available to the board, should a need arise, instead of acquiring a loan from a bank.
2. To facilitate rebuilding the reserve account as noted in #1, the assessment amount for 2026 will be \$300.
3. Per the covenants (Article V, 5.04 Assessments), the due date for the assessment is February 1 of each year and therefore, will be February 1, 2026. After that date (delivered or postmarked), a \$50 late fee will be assessed.
4. Assessment notices will be sent as usual and be on December 15th, 2025.
5. For better reporting purposes, categories on the accountability report will reflect the following:
 - Landscape and property maintenance will remain one category with the funds split equally but will be separated as subcategories in the financial reports to facilitate the differentiation of reporting expenses per either maintaining or beautifying our front entrance. This will give the landscape & property maintenance committees separate budgets to work with when assessing the front entrance needs.
 - All expenses relating to clerical/office work will be grouped together, such as postage, post office box, paper/printing, etc.

The income for 62 lots is \$18,600.00. Adding the budget amounts together equals \$17,725.00. Subtracting the budgeted amounts from the income for 2026 gives \$875.00 to potentially add to the reserve account. This would build the account to \$6,197.99 without adding any remaining amounts at the end of this year that might come in under budget.