

					2025 Budget	2025 Forecast	2026 Annual Budget
Ordinary Income/Expense							
Income							
4000 · Operating Income							
4010 · Assessments Income					\$519,680.00	\$520,957.75	\$545,280.00
4020 · Interest Income					\$0.00	\$142.59	\$0.00
4030 · Late Fees					\$0.00	\$4,475.00	\$0.00
4040 · Interest Charges					\$0.00	\$660.07	\$0.00
4090 · BrightHouse Income					\$16,320.00	\$16,320.00	\$22,400.00
4099 · Other Income					\$0.00	\$640.00	\$0.00
Total 4000 · Operating Income					\$536,000.00	\$543,195.41	\$567,680.00
Total Income					\$536,000.00	\$543,195.41	\$567,680.00
Expense							
7000 · General Contracts & Maintenance							
7010 · Shared Maintenance Agreement					\$53,412.00	\$53,412.00	\$53,412.00
7020 · Shared Landscaping					\$3,792.00	\$4,176.00	\$4,176.00
7030 · Landscaping					\$69,324.00	\$62,520.00	\$69,720.00
7040 · Irrigation Repairs					\$2,400.00	\$1,972.50	\$2,400.00
7050 · Misc. Landscape/Tree Trimming					\$7,500.00	\$1,650.00	\$18,000.00
7060 · Pond Maintenance Contract					\$9,540.00	\$11,701.65	\$9,540.00
7070 · Miscellaneous Maintenance					\$200.00	\$6,208.22	\$200.00
7085 · Security Patrol					\$17,760.00	\$21,375.00	\$21,600.00
7090 · Foreclosure Lot Mowing					\$600.00	\$0.00	\$600.00
Total 7000 · General Contracts & Maintenance					\$164,528.00	\$163,015.37	\$179,648.00
7100 · Utilities							
7110 · Electricity - Entrance					\$3,000.00	\$3,586.73	\$3,000.00
7120 · Cable Television					\$257,997.60	\$257,011.26	\$265,716.00
Total 7100 · Utilities					\$260,997.60	\$260,597.99	\$268,716.00
7200 · Management & Administrative							
7205 · Bad Debt					\$8,400.00	\$8,400.00	\$8,400.00
7210 · Management Fees					\$42,240.00	\$42,240.00	\$47,040.00
7215 · Legal Fees					\$12,000.00	\$2,213.44	\$24,902.00
7220 · Postage and Delivery					\$1,240.00	\$338.59	\$1,240.00
7225 · Copies					\$1,175.00	\$1,436.86	\$1,175.00
7230 · Miscellaneous Admin					\$2,400.00	\$6,688.36	\$2,400.00
7235 · Financial Review					\$4,825.00	\$15,040.26	\$4,825.00
7240 · Insurance					\$14,575.00	\$5,445.00	\$14,575.00
7250 · Website Hosting					\$5,425.00	\$650.00	\$725.00
7255 · Annual Invoice Mailer					\$954.00	\$70.00	\$954.00
7270 · Corporate Annual Report					\$80.00	\$81.00	\$80.00
7295 · Tax Expense					\$0.00	\$16,550.00	\$4,000.00
Total 7200 · Management & Administrative					\$93,314.00	\$99,153.51	\$110,316.00
8000 · Capital Items - Reserve for Replacement							
8020 · Deferred Maintenance					\$9,000.00	\$9,050.48	\$9,000.00
Total 8000 · Cap Items - Reserve for Replacement					\$9,000.00	\$9,050.48	\$9,000.00
Total Expense					\$527,839.60	\$531,817.35	\$567,680.00
Net Ordinary Income					\$8,160.40	\$11,378.06	\$0.00
Dues must be received by the 15th of each quarter or a \$25 late fee applies							
FREE Auto ACH payment forms available for convenient pay method at www.sfhoa1.com							
Current Quarterly Dues					\$406.00		
Proposed % increase/(decrease) (not to exceed 5%)					5%		
Proposed Quarterly Dues					\$426.30		
Rounded					\$426.00		