

**Shires HOA
2026 Budget**

<u>Accounts</u>	<u>Budget 2025</u>	<u>Actual/Forecast 2025</u>	<u>Var - Fav/(Unfav) to Budget</u>	<u>Proposed Budget 2026</u>	<u>Notes</u>
Beginning Balance	\$12,952	\$11,069		\$9,164	
Revenue					
Assessment Fees -\$450 x 76 houses	\$34,200	\$34,350		\$34,200	
Budgeted Reserve Transfer					
Total Revenue	\$34,200	\$34,350	\$150	\$34,200	2025: Additional late fees
Expenditures					
Common Property					
Landscape Contract	\$15,000	\$16,800	(1,800)	\$16,800	
Pond Maintenance Contract	\$3,000	\$3,000	-	\$3,000	
Landscape Additional	\$1,000	\$5,135	(4,135)	\$1,000	2025: Grub Treatment \$1k, Beetle Treatment \$0.6k, Parkway tree insecticide treatment \$3.5k
Tree Replacement	\$0	\$0	-	\$0	
Parkway Tree Mulch	\$0	\$7,219	(7,219)	\$3,500	Perform every other year; accrue 50% each year
Periodic Pond Burn or Mow	\$4,000	\$0	4,000	\$4,000	
Monument Maintenance	\$500	\$0	500	\$250	
Utilities (Monument Electric)	\$120	\$95	25	\$120	
Mailbox Maint.	\$1,500	\$0	1,500	\$1,500	
Non-Budgt Exp/Comm Property	\$0	\$0	-	\$0	
Property Clean-up	\$0	\$0	-	\$0	
Block Party/Neighborhood Social	\$0	\$0	-	\$0	
Total Common Property	\$25,120	\$32,249	(7,129)	\$30,170	
Insurance & Taxes					
Liability Insurance Pkg.	\$1,900	\$1,779	121	\$2,000	
Property Taxes (3 out lots)	\$60	\$60	(0)	\$60	
Total Insurance & Taxes	\$1,960	\$1,839	121	\$2,060	
Administrative					
Office Expense	\$0	\$0	-	\$0	
Printing & Copying	\$200	\$163	37	\$200	
Web Site Monthly Fee (Earthlink)	\$450	\$467	(17)	\$467	
WIX	\$360	\$432	(72)	\$432	
Postage	\$100	\$79	21	\$100	
Legal Advice	\$1,500	\$0	1,500	\$0	
Annual SOS Report Fee	\$10	\$13	(3)	\$10	
Post Office Box Rent	\$300	\$268	32	\$300	
Bank Fees	\$120	\$120	-	\$120	
Meeting Room Rental	\$25	\$25	-	\$25	
Transfer to Money Market	\$600	\$600	-	\$0	
Total Administrative	\$3,665	\$2,167	1,498	\$1,654	
Total Expenses	\$30,745	\$36,255	(5,510)	\$33,884	
Res Trans (Shrtge)/Surplus	\$3,455	(\$1,905)	(5,360)	\$316	
Ending Balance (checking)	\$16,407	\$9,164	(7,243)	\$9,479	

Money Market	\$33,223	\$33,024	(199)	\$33,640	
Interest Earned	\$16	\$16	0	\$18	
Transfer from Checking	\$600	\$600	-	\$0	
Ending Balance	\$33,839	\$33,640	(198)	\$33,658	

Total Ending Balance (Money Market + checking)	\$50,246	\$42,804	(7,442)	\$43,138	
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