

**Shires HOA
2026 Budget**

<u>Accounts</u>	<u>Budget 2026</u>	<u>Actual/Forecast 2026</u>	<u>Var - Fav/(Unfav) to Budget</u>	<u>Proposed Budget 2027</u>	<u>Notes</u>
Beginning Balance Revenue	\$9,164	\$9,439		\$20,006	
Assessment Fees -\$450 x 76 houses	\$34,200	\$33,375		\$38,000	76 homes x \$500
Budgeted Reserve Transfer					
Total Revenue	\$34,200	\$33,375	-\$825	\$38,000	2026: 2 homeowners still have not paid partially offset by additional late fees
Expenditures					
Common Property					
Landscape Contract	\$16,800	\$14,382	2,418	\$16,800	
Pond Maintenance Contract	\$3,000	\$3,000	-	\$3,000	
Landscape Additional	\$1,000	\$0	1,000	\$1,000	
Tree Replacement	\$0	\$0	-	\$0	
Parkway Tree Mulch	\$3,500	\$0	3,500	\$7,150	
Periodic Pond Burn or Mow	\$4,000	\$1,900	2,100	\$3,300	
Monument Maintenance	\$250	\$0	250	\$250	
Utilities (Monument Electric)	\$120	\$311	(191)	\$325	
Mailbox Maint.	\$1,500	\$0	1,500	\$1,500	
Non-Budget Exp/Comm Property	\$0	\$0	-	\$0	
Property Clean-up	\$0	\$0	-	\$0	
Block Party/Neighborhood Social	\$0	\$0	-	\$0	
Total Common Property	\$30,170	\$19,593	10,577	\$33,325	
Insurance & Taxes					
Liability Insurance Pkg.	\$2,000	\$1,789	211	\$2,000	
Property Taxes (3 out lots)	\$60	\$0	60	\$60	
Total Insurance & Taxes	\$2,060	\$1,789	271	\$2,060	
Administrative					
Office Expense	\$0	\$0	-	\$0	
Printing & Copying	\$200	\$0	200	\$200	
Web Site Monthly Fee (Earthlink)	\$467	\$497	(30)	\$550	
Web Site Domain Fee	\$0	\$0	-	\$0	
WIX	\$432	\$432	-	\$432	
Postage	\$100	\$87	13	\$100	
Legal Advice	\$0	\$0	-	\$0	
Annual SOS Report Fee	\$10	\$13	(3)	\$10	
Post Office Box Rent	\$300	\$276	24	\$300	
Un-budgeted	\$0	\$0	-	\$0	
Bank Fees	\$120	\$120	-	\$120	
Meeting Room Rental	\$25	\$0	25	\$25	
Total Administrative	\$1,654	\$1,426	\$229	\$1,737	
Total Expenses	\$33,884	\$22,808	\$11,076	\$37,122	
Res Trans (Shrtge)/Surplus	\$316	\$10,567	(\$11,901)	\$878	
Ending Balance	\$9,479	\$20,006	(\$11,901)	\$20,884	
<i>Transfer to Money Market</i>	<i>\$0</i>	<i>\$7,000</i>	<i>(7,000)</i>	<i>\$800</i>	
Money Market	\$33,640	\$33,141	(500)	\$40,157	
Interest Earned	\$18	\$17	(1)	\$18	
<i>Transfer from Checking</i>	<i>\$0</i>	<i>\$7,000</i>	<i>7,000</i>	<i>\$800</i>	Offset in Transfer to Money Market Line
Ending Balance	\$33,658	\$40,157	6,499	\$40,975	
Total Ending Balance	\$43,138	\$60,163	17,025	\$61,859	