

<b>HARRISBURG ESTATES OWNERS ASSOCIATION - 2026 BUDGET</b>						
<b>EXPENSE</b>	<b>Actual Jan - Oct 2025</b>	<b>Projected Expenses Nov - Dec 2025</b>	<b>Total Projected 2025</b>	<b>2025 Budget</b>	<b>Over / Under Budget</b>	<b>Proposed Budget 2026</b>
<b>Administration Fees:</b>						
Building/Umbrella Insurance	3,750.00	0	3,750.00	3,333.32	<b>416.68</b>	3,800.00
Bank Service Charge	0	0	0	125	0	150.00
<b>Total Administration Fees</b>	<b>3750.00</b>	<b>0</b>	<b>3750.00</b>	<b>3,458.32</b>	<b>416.68</b>	<b>3,950.00</b>
<b>License and Permits:</b>						
Business License	135.00	0	135	83.32	<b>218.32</b>	145.00
Pool and Spa License	980.00	0	980	0	<b>980</b>	990.00
<b>Total License &amp; Permit Fees</b>	<b>1,115.00</b>	<b>0</b>	<b>1,115.00</b>	<b>83.32</b>	<b>1198.32</b>	<b>1,135.00</b>
<b>Other Expense:</b>						
Management Training	0	0	0	166.66	0	0
Depreciation Expense	20,993.65	0	0	0	0	0
Taxes	125.76	0	125.76	2,383.32	-2257.56	0
<b>Total Other Expense</b>	<b>21119.41</b>	<b>0</b>	<b>125.76</b>	<b>2,549.98</b>	<b>-2,424.22</b>	<b>0</b>
<b>Office:</b>						
Computer Hardware & Software	819.86	103.05	922.91	1,666.66	-743.75	1,000.00
General Office Supplies	372.11	46.51	418.62	2,500.00	-2,081.38	600.00
Ink & Copy Paper	1,581.07	45	1,626.07	333.32	<b>1,292.75</b>	1,500.00
Postage and Delivery	292	0	292	666.66	-374.66	300.00
Printing & Reproduction	877.25	0	877.25	833.32	<b>43.93</b>	900.00
Janitorial Supplies	0	0	0	0	0	600.00
<b>Total Office Fees</b>	<b>3,942.29</b>	<b>194.56</b>	<b>877.25</b>	<b>833.32</b>	<b>962.02</b>	<b>4,900.00</b>
<b>Payroll Expenses:</b>						
Payroll Taxes	7,382.34	1,476.48	8,858.82	6,587.50	<b>2,271.32</b>	8,000.00
Workers Comp Insurance	1,904.00		1,904.00	1,250.00	<b>654</b>	2,000.00
Maintenance Manager - Salary	62,000.00	12,400.00	74,400.00	38,750.00	<b>35,650.00</b>	74,400.00
Office Staff / Other Hourly Personnel	27,941.60	5,000.00	32,941.60	38,750.00	-5,808.40	34,000.00

<b>Total Payroll Expenses</b>	<b>99,227.94</b>	<b>18,876.48</b>	<b>118,104.42</b>	<b>85,337.50</b>	<b>32,766.92</b>	<b>118,400.00</b>
<b>Pool &amp; Spa Expense:</b>						
Pool Chemicals	3,059.14	53.19	3,112.33	0	<b>3,112.33</b>	3,500.00
Pool Supplies	1,366.20	90	1,456.20	0	<b>1,456.20</b>	1,500.00
Pool & Spa Repairs	657.35	300	957.35	0	<b>957.35</b>	1200
<b>Total Pool &amp; Spa Expense</b>	<b>5,082.69</b>	<b>443.19</b>	<b>5,525.88</b>	<b>0</b>	<b>5,525.88</b>	<b>6,200.00</b>
<b>Professional Fees:</b>						
Accounting - CPA	6,500.00	1,300.00	7,800.00	6,500.00	<b>1,300.00</b>	3,500.00
Legal & Professional Fees	2,392.06	0	2392.06	2,500.00	-107.94	1,500.00
QuickBooks Payment Fees -NSF Owner	1,408.85	281.77	1690.62	0	<b>1,690.62</b>	1,600.00
<b>Total Professional Fees</b>	<b>10,300.91</b>	<b>1581.77</b>	<b>11,882.68</b>	<b>9,000.00</b>	<b>2,882.68</b>	<b>6,600.00</b>
<b>General Repairs &amp; Maintenance:</b>						
Repair & Maintenance - General	7,756.59	250	8,006.59	15,416.66	-7,410.07	16,000.00
Lawn Service Contract	30,350.00	6,400.00	36,750.00	32,000.00	<b>4,750.00</b>	40,000.00
Clubhouse Repairs & Maintenance	559.58	140	699.58	0	<b>699.58</b>	500.00
Equipment Maintenance	0	0	0	0	0	200.00
Grounds Repair	14,581.99	2,000.00	16,581.99	0	<b>16581.99</b>	15,000.00
Grass Restoration - (Fertilizer,Grass Seed)				0		1,700.00
Tree Trimming - Common Area				0		5,000.00
<b>Total General Repair &amp; Maintenance</b>	<b>53,248.16</b>	<b>8,790.00</b>	<b>62,038.16</b>	<b>47,416.66</b>	<b>14,621.50</b>	<b>78,400.00</b>
<b>Utilities:</b>						
Cable TV & Internet, Phone	2,881.49	516	3,397.49	2,500.00	<b>897.49</b>	3,100.00
Water	53,443.26	4,249.00	57,692.26	50,000.00	<b>7,692.26</b>	60,000.00
Power/Electricity	4,739.00	1,287.00	6,026.00	5,000.00	<b>1,026.00</b>	6,200.00
Propane	6,656.12	650	7306.12	6,937.50	<b>368.62</b>	10,250.00
Sewer - 5% increase 2026	83,325.02	19,543.78	102,868.80	66,666.66	<b>36,202.14</b>	108,011.00
Telephone	343.75	0	0	0	<b>343.75</b>	350.00
Trash Pickup	6,920.30	1,100.00	8,020.30	6,333.32	<b>1,686.98</b>	8,150.00
<b>Total Utilities</b>	<b>158,308.94</b>	<b>27,345.78</b>	<b>185,310.97</b>	<b>137,437.48</b>	<b>48,217.24</b>	<b>196,061.00</b>

<b>TOTAL EXPENSES &amp; BUDGET</b>	<b>345,794.43</b>	57,231.78	<b>388,730.12</b>	286,116.58	<b>104,167.02</b>	<b>416,096.01</b>
<b>HOA FEES 2025</b>						393,240.00
<b>HOA FEES 2026</b>						<b>420,360.00</b>
<b>HOA FEE INCREASE 2026</b>						<b>10.00</b>
<b>Reserve Account - Wells Fargo</b>						
Wells Fargo - Checking	24,308.71					
Wells Fargo - Savings	31,183.19					
<b>Total Wells Fargo Reserve</b>	<b>55,491.90</b>					
<b>Capital Expenditures - Reserve</b>						
Asphalt Seal Coating	46,982.25					
Asphalt Repairs						
<b>Total Capital Expenditures</b>	<b>46,982.25</b>					
<b>Reserve Balance</b>	<b>8,509.65</b>					