

**SHADY OAKS II HOA**  
**2025 Budget - APPROVED**  
**(Attachment #3 of Treasurer's Report)**

<b>OPERATING EXPENSES</b>	<b>2025</b>
	<b>Projected Expense</b>
Admin - Accting - HOA Fee statements, Taxes on Interest, 6 Re-Sale Certs Website/Domain \$300; Microsoft Word \$109, Quick Bks \$360	\$ 2,600.00
Contingency - overages in any category, and/or Insurance Deductible	\$ 2,400.00
*Insurances - General Liability & Directors (\$5100 in 2024)	\$ 5,300.00
Landscape - Annual Plants in Pots (\$200 x 3 color changes or plant death)	\$ 600.00
Maintenance-Grounds: Mowing, Gecko Green, Misc Pesticides, Tree Trim Q 2 yrs	\$ 5,000.00
Maintenance: Repairs - Electrical and Irrigation	\$ 1,000.00
Miscellaneous: Flags, Fast Signs - Entrance	\$ 650.00
Office Supplies & Printing	\$ 400.00
Postage: P O Box Fee, Stamps, Certified Mail	\$ 515.00
*Storage Unit @ CubeSmart @ \$85/month	\$ 1,200.00
* Utilities: Electric (based on 2024 actual \$483.00 + 10%)	\$ 550.00
* Utilities: Water (based on 2024 actual \$ 1,539.00 + 10%)	\$ 1,692.00
* Expense categories that may see the greatest increases	
<b>CAPITAL IMPROVEMENT (RETENTION) SAVINGS FUND</b>	\$ 5,000.00
Once money put in Cap Imp, it can not be moved/used for anything else.	
The allotments for Cap. Imp and Descretionary can be changed.	
<b>DISCRETIONARY - Legal, Deductibles, Add'l Savings, Other Exp</b>	\$ 20,000.00
For unbudgeted expenses, Special Projects, Legal expenses	
<b>COMMITTEES:</b>	
Admin: Annual Board, Interim Meetings	\$ 300.00
Beautification - Other Holiday décor OR Extra plants	\$ 600.00
Christmas: Best Display Contest - \$100; Christmas Lights Installation \$350 and repair/replacement of light strings	\$ 600.00
Garage Sale	\$ 150.00
Newsletter Notifications sent by mail: printing, paper, supplies	\$ 150.00
Socials	\$ -
Welcome \$50/home x 6 homes	\$ 300.00
Yard of the Month - Suspended 2018	\$ -
<b>APPROVED BUDGET TOTAL</b>	<b>\$ 49,007.00</b>
<b>SHADY OAKS II HOA</b> <b>2025 Budget - APPROVED</b> <b>(Attachment #3 of Treasurer's Report)</b>	
<b>PROJECTED 2025 REVENUE</b>	<b>REVENUE</b>
	<b>PROJECTED</b>
HOA Fees = 127 homes x \$425	\$ 53,975.00

Only count Revenue that is definite - HOA Fees.	
All other categories of potential Revenue (Re-Sales, Interest) are not definite.	
<b>TOTAL PROJECTED 2025 REVENUE</b>	<b>\$ 53,975.00</b>
Interest earned by the two Savings funds cannot be returned to Operations Account, thus can not be factored into calculating the Annual HOA Fee.	
<b>2025 PROJECTED HOA FEE Analysis</b>	<b>BUDGET</b>
	<b>PROJECTED</b>
Budgeted Expenses for 2025	<b>\$ 49,007.00</b>
Replace Restricted Reserve Amounts used 2024 Monuments	\$ 4,585.00
	<b>\$ 53,592.00</b>
<b><u>CALCULATION:</u></b>	
<b>53,592.00/127 = \$421.98      2025 HOA Fee will be</b>	<b>\$ 425.00</b>
<b>TEXAS HOA LAWS PERTAINING TO HOA FEE INCREASES</b>	
Texas HOA Laws do not set a "cap" on HOA Fees. They must cover expenses and improvements.	
Texas HOA Laws do set a 10% per year increase limit, without Owner approval.	
The HOA fee for 2025 will be increase 7.6% to \$425.00.	
<b>PLANNING AHEAD FOR CAPITAL IMPROVEMENTS PROJECTS</b>	
<b>2025 to 2029 - SAVING FOR SHADY GROVE @ GRAND VIEW DR.</b>	
Plan for Shady Grove Rd @ Grand View Capital Improvements.	
Home development along Shady Grove, heading East, is vast. "The Grove" broke ground in 2023.	
City NRH expects that Shady Grove Rd will be widened in a joint project with Keller.	
They are looking for a Government Grant to assist in the cost.	
In 2023, city NRH advised our HOA that there would be no cost to Shady Oaks II residents.	
HOWEVER, any signage, electrical or water to that entrance would be the HOA's responsibility.	
The HOA should continue annual savings for a project at this entrance. Plan a design - get a bid.	
There is not enough land space to create a Monument like the ones built on N. T. Pkwy in 2024.	
There is enough space for a smaller structure on each side of Grand View with our tree and name.	
Once ground has settled from the road widening, there will be enough space for low brick walls and wrought iron perimeter, vs full brick walls. Full brick is a code requirement all along N. Tarrant Pkwy.	
Brick & Stone Master can provide a "projected cost" for budget planning on this next project.	
<b>2030 ULTIMATE REBUILD OF BRICK WALL PANELS ALONG N. T. PKWY</b>	

The first wall panels built in 1995, started deteriorating by 2009, at age 14 years.  
The first North Tarrant Pkwy Brick Wall Panel replacement was done in 2012.  
It took 12 years to complete the project because there was no plan until 2018.  
The last North Tarrant Pkwy Brick Wall Panels were replaced in 2023.  
There is a Wall Map detailing each panel by number, and the year replaced.

Expect the "rebuids" to last about 16 -18 years this time. IF WE ARE LUCKY!  
Expect that the 2nd round of brick panel replacements could start again in 2030.  
By 2030, the HOA should budget \$3000.00 per panel, not including columns.

Plan to have at least \$30,000 saved toward that need by 2029/2030.  
Plan \$30,000 in each yearly budget thereafter until all wall panels are replaced a 2nd time.  
Deterioration may/may not follow the first rebuild plan (2012-2023.)  
Do annual "Wall Walks" with Brick & Stone Master to inspect each panel.

**REMEMBER: ONE SOLE SOURCE OF RESPONSIBILITY IS IMPORTANT...when a problem occurs.**

Brick & Stone Master has replaced all panels and Name Monuments. They survived COVID.  
They have a 30 + year Business History.

#### **SIMULTANEOUS SAVINGS TOWARD BOTH PROJECTS:**

***The HOA Board is highly encouraged to continue saving \$25,000 - \$30,000 a year toward the above expenses that will come. It is not a matter of IF, it is a matter of WHEN.***