

**SHADY OAKS II HOME OWNER ASSOCIATION  
2026 TREASURY REPORT of 2025 BUSINESS  
February 21, 2026**

**2025 – The Year in Review**

- Expenses were under budget for the 2025 Fiscal Year.
- 100% of the 2025 dues were paid in full!
- \$13,500 was added to our Capital Improvement Savings Fund (CISF) for the replacement of wall panels.
- \$10,000 was added to our Discretionary Fund
- All Bank Statements, Ledgers and Quarterly Financial Statements are completed and reconciled.
- **Frost Operating Account balance @ December 31, 2025** **\$9,351.28**  
(\$5,000 Restricted Reserves was restored during 2025. Available cash \$4,351.28)
- **Frost Capital Improvement Savings Fund @ December 31, 2025** **\$15,299.67**
- **Frost Discretionary Account balance @ December 31, 2025** **\$15,180.63**

**2025 HOA BUDGET VS ACTUAL EXPENSES**

Please refer to attachment #1

**2025 ACTUAL REVENUE and EXPENSE SUMMARY (Surplus vs Deficit)**

Please refer to attachment #2

**2026 BUDGET and HOA Fee Basis**

Please refer to attachment #3

**2026 PROJECTED REVENUE AND EXPENSE SUMMARY (Surplus vs Deficit)**

Please refer to attachment #4

## **HOA DUES and PAYMENTS**

- Statements were mailed January 09, 2026 and are due February 15 2026.
- The HOA Fee will be \$425.00 in 2026 – a 0% increase from 2025
- Payments are to be made out and mailed to:

**SO II HOA, P O Box 820573, NRH, Texas 76182.**

## **SUMMARY:**

Actual Revenues were more than projected due to unbudgeted income from newsletter advertising, processing fees collected and resale fees for homes that sold in 2025.

Actual Expenses were higher than budgeted due to an unexpected increase in insurance premium, irrigation maintenance repairs and expenses related to the election for the change in covenants.

Respectfully submitted,

*Cristel Wells*

Cristel Wells  
Shady Oaks II Treasurer