

**SHADY OAKS II HOA
2026 Budget (Attachment #3)**

	2026 Budget
REVENUE	
HOA Fees = 127 homes x \$425	\$ 53,975.00
TOTAL REVENUE	\$ 53,975.00

OPERATING EXPENSE	
Admin - Accting - HOA Fee statements, Taxes on Interest, Re-Sale Certs Website/Domain \$300; Microsoft Office; Acctg Software	\$ (2,200.00)
Contingency - overages in any category, and/or Insurance Deductible	\$ (3,500.00)
Insurances - General Liability & Directors (\$62900 in 2025)	\$ (6,500.00)
Landscape - Annual Plants in Pots (\$350 x 2 color changes or plant death)	\$ (700.00)
Maintenance-Grounds: Mowing, Gecko Green, Misc Pesticides, Tree Trim	\$ (6,000.00)
Maintenance: Repairs - Electrical and Irrigation	\$ (1,500.00)
Printing/Signage	\$ (400.00)
Office Supplies	\$ (450.00)
Postage: P O Box Fee, Stamps, Certified Mail	\$ (600.00)
Storage Unit @ CubeSmart @ \$95/month	\$ (1,210.00)
Utilities: Electric (based on 2025 actual \$473.00 + 10%)	\$ (521.40)
Utilities: Water (based on 2025 actual \$ 1,636.00 + 10%)	\$ (1,799.77)
TOTAL OPERATING EXPENSE	\$ (25,381.17)
NET OPERATING INCOME	\$ 28,593.84
NON OPERATING EXPENSES	
COMMITTEES	
Admin: Annual Board, Interim Meetings	\$ (300.00)
Beautification - Other Holiday décor OR Extra plants	\$ (700.00)
Christmas: Best Display Contest - \$100; Christmas Lights Installation \$350 and repair/replacement of light strings	\$ (800.00)
Social/Community Events	\$ (1,000.00)
Yard of the Month (8mths/\$75)	\$ (600.00)
Garage Sale	\$ (150.00)
TOTAL COMMITTEES EXPENSE	\$ (3,550.00)
CAPITAL AND LEGAL EXPENSES	
Capital Improvement (Retention) Savings Fund	\$ (20,000.00)
Discretionary Fun: Legal, Deductibles, Add'l Savings, Other Exp	\$ (5,000.00)
	\$ -
TOTAL CAPITAL AND LEGAL EXPENSES	\$ (25,000.00)
TOTAL NON OPERATING EXPENSE	\$ (28,550.00)
TOTAL EXPENSES	\$ (53,931.17)
NET INCOME	\$ 43.83

2026 PROJECTED HOA FEE Analysis	BUDGET
Budgeted Expenses for 2026	\$ (53,931.17)
TOTAL	\$ (53,931.17)
Number of Homes	127
Minimum HOA Fee Assessment	\$ (424.65)
2026 HOA FEE ASSESSMENT PER HOME	\$ 425.00