

Belhaven TOA 2026 Approved Budget

| Income | 2025 Proposed | *2025 Actual YTD | Remaining Budget | 2026 Approved |
|--|------------------|---------------------|---------------------|-------------------|
| HOA Assessments | 55,176.00 | 35,208.24 | 19967.76 | 61,070.00 |
| Interest on Bank Accounts/CD's | 0.00 | 470.85 | -470.85 | 0.00 |
| Late Fees / Violations | 0.00 | 0.00 | 0.00 | 0.00 |
| Collection/Lien Costs Recovered | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Income | 55,176.00 | 35,679.09 | 19496.91 | 61,070.00 |
| Expenses | 2025 Proposed | *2025 Actual YTD | Remaining Budget | 2026 Approved |
| Fence Maintenance | 1,500.00 | 0.00 | 1,500.00 | 100.00 |
| Grounds Maintenance - Contracted | 39,519.00 | 17,564.00 | 21,955.00 | 39,519.00 |
| Grounds Maintenance -Not Contracted | 1,500.00 | 530.00 | 970.00 | 2,000.00 |
| Snow Removal | 500.00 | 0.00 | 500.00 | 500.00 |
| Lien/Filing & Processing Fees | 150.00 | 13.00 | 137.00 | 150.00 |
| Irrigation System Expense-Not Contracted | 1,000.00 | 2,840.84 | -1,840.84 | 4,000.00 |
| Irrigation Vault Cleaning | 2,000.00 | 0.00 | 2,000.00 | 2,500.00 |
| Irrigation Water Shares | 500.00 | 755.00 | -255.00 | 800.00 |
| Management Fees | 5,472.00 | 3,192.00 | 2,280.00 | 5,472.00 |
| Insurance | 1,200.00 | 1,235.00 | -35.00 | 1,400.00 |
| Electricity | 800.00 | 634.18 | 165.82 | 850.00 |
| Postage and Mailing | 700.00 | 221.25 | 478.75 | 700.00 |
| Process Server Fee | 100.00 | 0.00 | 100.00 | 150.00 |
| Legal and Accounting | 140.00 | 140.00 | 0.00 | 150.00 |
| Income Tax | 100.00 | 227.00 | -127.00 | 300.00 |
| Collection Fees | 500.00 | 0.00 | 500.00 | 350.00 |
| Taxes and Licenses | 60.00 | 0.00 | 60.00 | 60.00 |
| Meeting Expenses | 50.00 | 0.00 | 50.00 | 50.00 |
| Subtotal Expenses | 55,791.00 | 27,352.27 | 28,438.73 | 59,051.00 |
| Net Income | -615.00 | 8,326.82 | -8,941.82 | 2,019.00 |
| Total Operating Cash as of 07/30/2025 | 16,886.32 | | | |
| CD Savings Reserves as of 06/30/2025 | 11,054.87 | | | |
| *2024 Actual YTD is as of 07/30/2025 | | | | kh-7/30/25 |