

Copper Creek North HOA

Approved 2026 Budget

Income	Approved 2025	Actual YTD* 2025	Projected 2025	Approved 2026
4500 HOA Assessment (\$710 x 84)	59,640.00	59,640.00	59,640.00	59,640.00
5720 Interest on Bank Accounts	0.00	37.21	45.00	0.00
4526 Working Capital	0.00	450.00	450.00	0.00
Total Income	59,640.00	60,127.21	60,135.00	59,640.00

Operating Expenses	Approved 2025	Actual YTD* 2025	Projected 2025	Approved 2026
6210 Repair & Maintenance	500.00	329.00	329.00	500.00
6256 Tree/Shrub Maintenance	3,200.00	3,038.12	3,500.00	3,500.00
6258 Landscape Maint-On Contract	32,904.00	29,248.00	32,904.00	35,910.00
6259 Landscape Maint-Off Contract	2,800.00	0.00	0.00	1,000.00
6261 Snow and Ice Removal	500.00	0.00	0.00	500.00
6270 Irrigation System Expense	3,000.00	1,383.72	1,383.72	2,500.00
6274 Irrigation Vault Cleaning	800.00	375.00	375.00	600.00
6279 Irrigation Valve Replacement	2,000.00	8.71	8.71	1,000.00
6275 Irrigation Water/Shares	420.00	391.81	391.81	420.00
6290 Office Expenses	100.00	0.00	0.00	100.00
6300 Management	8,064.00	7,392.00	8,064.00	8,460.00
6310 Storm Drain Maintenance	200.00	0.00	0.00	200.00
6320 Insurance	3,000.00	2,029.00	2,029.00	2,300.00
6410 Electricity	800.00	715.72	771.00	850.00
6459 Transfer to Reserve	0.00	7,987.52	7,987.52	0.00
6470 Postage / Mailing	500.00	405.00	420.00	550.00
6475 Pet Waste Removal	100.00	154.04	154.04	200.00
6700 Legal & Accounting	500.00	627.50	627.50	500.00
6702 Taxes & Licenses	70.00	0.00	69.00	100.00
6703 Meeting Expenses	200.00	29.96	29.96	100.00
Total Expenses	59,158.00	54,115.10	59,044.26	59,290.00

Net Income	482.00	6,012.11	1,090.74	350.00
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Operating Account as of 12/02/25	16,222.78
Savings Account as of 12/02/25	50,000.00
Total Cash as of 12/02/25	66,222.78

YTD through 12/02/25