

Star Bright HOA

Approved Amended 2026 Budget w/ Special Assessment

Below 10% increase from \$247 to \$271 (2026)

Actual Increase Needed: \$295

* 2025 Actual YTD is through 11/12/25

Income	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Proposed
HOA Assessment (\$271 x 12 x 26)	77,064.00	67,518.03	73,000.00	84,552.00
Special Assessment (\$12,222 x 26)	0.00	0.00	0.00	317,772.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Interest	0.00	51.08	65.00	0.00
Late Fees	0.00	82.73	85.00	0.00
Reimbursed Expense	0.00	101.82	0.00	0.00
Total Income	77,064.00	67,753.66	73,150.00	402,324.00
Fixed Expenses	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Proposed
Repair & Maintenance	3,000.00	1,838.91	1,838.91	62,000.00
Bad Debt		1,821.83	1,821.83	0.00
Road/Parking Lot Repair	1,500.00	0.00	0.00	0.00
Painting/Exterior Maintenance	2,000.00	350.00	350.00	0.00
Gutter Repair & Maintenance	0.00	0.00	0.00	40,750.00
Glass Repair & Maintenance				100,000.00
Landscape Maint-On Contract	6,000.00	4,669.00	6,003.00	6,340.00
Landscape Maint-Off Contract	200.00	240.00	240.00	250.00
Lien Filing/Releasing Fees	0.00	156.00	156.00	250.00
Pest Control	700.00	560.00	560.00	640.00
Roof Repair/Maintenance	2,500.00	0.00	0.00	0.00
Irrigation Expense	400.00	45.00	45.00	300.00
Management	4,200.00	3,850.00	4,200.00	4,620.00
Insurance	28,000.00	25,181.28	31,765.00	44,000.00
Insurance Claim Deductible (to cover roof and siding replacement)	0.00	0.00	0.00	115,000.00
Water	11,500.00	9,558.39	11,320.00	12,000.00
Sewer	9,000.00	7,145.11	8,582.03	9,200.00
Trash Disposal	2,500.00	2,800.25	3,000.00	3,400.00
Postage / Mailing	650.00	317.25	425.00	500.00
Legal & Accounting	140.00	140.00	140.00	150.00
Income Taxes	0.00	0.00	0.00	40.27
Taxes & Licenses	60.00	69.00	69.00	100.00
Misc. Expense / Meeting Expense	0.00	0.00	0.00	0.00
Transfer to Savings	5,000.00	0.00	2,500.00	3,000.00
Total Expenses	77,350.00	58,742.02	73,015.77	402,540.27
Net Income	-286.00	9,011.64	134.23	-216.27
Balances				
Operating Account as of 3/19/26	25,079.65			
Savings Account as of 3/19/26	19,982.91			
Total Cash as of 3/19/26	45,062.56			