Ramblewood Townhomes
2026 Budget w/ 2025 Yr-End Estimates

Adopted 10.7.2025
Effective 1.1.2026

INCOME

$229.90/mo	2025 Budget	2025 YE Est		2026 Budget	
Dues - 80 homes	220,704	220,704		242,640	$252.75/mo - 10% increase
Late Fees	600	400		400	
Total	**221,304**	**221,104**		**243,040**	

EXPENSES

Grounds Contract	27,561	28,388	1	28,388	aerate, seed, prune, cut, edge, etc. (no flwrs), last increase 2025
Grounds Extra	7,000	5,500		6,500	replacement shrubs, trees, etc.
Irrigation	1,000	600		1,000	
Pinestraw/Mulch	10,500	12,995		12,995	dyed mulch - 1x yr, pinestraw - 2x per year
Tree Removal	800	750		1,000	
General Maintenance	14,000	18,000	2	18,500	as needed caulk, paint, roof repairs, etc.
Termite Warranty	3,760	3,760		3,760	$47 per/home/year (August)
Fire Hydrant Inspection	1,400	845		1,122	
Gutter Cleaning	2,500	2,388		2,500	1x year (all); 2x year (wooden); add'l cleanings as needed
Tax Preparation	285	300		330	annual tax returns
Legal Opinion	125	0		0	
Legal Collection	300	100		400	collections and opinion combined for 2026
Corporate Filing	500	100		0	Filing no longer required
Management	16,614	16,614		17,460	5% increase; last increase 2023
Insurance	68,622	76,507	3	78,800	building, property, liability and D & O (3% inc)
Printing	1,100	1,000		1,100	
Postage	300	300		300	
Social	250	100		250	community parties; owners to facilitate
Capital Reserve	84,641	84,641		68,635	sav, ext maint, roof, roads, etc. (per reserve study 5.75% increase
Total	**241,258**	**252,888**		**243,040**	recommended per yr;)
Net Gain/Loss	-19,954	-31,784		0	YE gain/loss will be transferred to/from Capital Reserves Balanced budget going into 2026 instead vs prior budgets in past planned for +expenses than income (resulting in a loss)

Ramblewood Townhomes
2026 Budget w/ 2025 Yr-End Estimates

Adopted 10.7.2025
Effective 1.1.2026

RESERVES CASH FLOW	2025 Budget		2025 YE Estimate		2026 Budget		
Beginning Balance	256,907		244,230	5	258,069		
Deposits	84,641		84,641		68,635		
Interest	10,500		8,500		7,000		Lower yield of interest due to interest rates
Gain/Loss	-34,267	4	-31,784	6	0		
Expenses	-10,000		-47,518	7	-49,000	8	
Total	307,781		258,069		284,704		**Per Reserve Study ending bal. $437,726 per Funding Alternative 3**

Owners Responsibility: interior, glass surfaces, screens, storm doors, watering as needed, etc.
HOA Responsibility: termite, landscaping, exterior maintenance, gutter cleaning, insurance, etc

1 - Higher than anticipated due to increase in 2025 after budget adoption
2 - Higher than anticipated due to increase in exterior repairs & resales
3 - Higher than anticipated due to premium cost increase for insurance Jan 2025
4 - Net Loss differs from above due to 2024 loss previously budgeted in 2025 vs balanced budget
5 - Lower than anticipated due to 2024 reserve expenses - painting & drainage evaluation ($140K) & transfers to cover cash in operating ($20K)
6 - Net loss for 2025 will be transferred from capital reserve in Q1 2026
7 - Capital reserve expenditures for 2025 - common area landscaping ($6,491); irrigation well ($4,800); roof replacement ($26,228); stormwater repairs ($10K)
8 - Capital reserve expenditures for 2026 - Asphalt repairs ($20K); reserve study update ($4K); finish screened in porch painting & repairs (15K), tree work ($10K)