Linden HOA 2026 Budget 2025 YE Estimates

Adopted 12.31.25

INCOME	2025 Budget	2025 YE Est		2026 Budget		
Owner Dues-$1000/yr	210,000	211,000		232,100		$1,100 per year, paid semi-annually: $550 in January and July
Late Fees	1,000	1,150		1,150		10% increase for 2026; 211 owners builtout
Other income	150	50		150		Pool keys
Working Capital Transfers	0	5,000		0		Transferred as needed to balance budget
TOTAL	211,150	217,200		233,400		
EXPENSES						
Electric	9,500	10,000		10,000		Pool pumps, cabana lighting, entrance lighting
Water	8,500	8,000		8,500		Pool, bathrooms, and irrigation at the monuments, pool area, play area
Internet & Phone	2,300	2,500	1	2,500		WIFI on pool deck, internet for access control system, pool phone
Trash Removal	2,300	2,700	2	2,700		Trash/Recycling at pool area
Grounds Contract	30,800	30,800		32,100	3	Common areas, entrance, walking trail maintenance
Grounds Improve/Replc	6,000	8,000	4	8,000		Plant replacements, trail repairs
Pet Stations	1,500	2,500	5	2,500		
Pinestraw/Mulch	18,000	18,644		20,000		Brown dyed mulch at entrance, pool area, on trails as needed
Tree Removal	6,000	6,000		6,000		RCA areas in community
Irrigation Maintenance	5,000	5,000		5,000		
Pool Maintenance	19,000	17,530	6	18,672		Pool season approx. May-Sep, unguarded
Chemicals/Supplies	4,000	3,000		4,000		Chemicals, pool equipment, etc.
Permits	400	325		400		Required by county
Pool Repairs	4,000	4,105		5,000		Repairs to pool, equipment room, electrical bonding etc.
Pool Electrical Inspection	1,300	1,180		1,300		Electrical Bonding Inspection 1x/yr
Pool House Maint.	3,000	3,000		3,000		Pressure washing, misc. repairs
Pool Furniture	500	0		500		Umbrellas, chairs, loungers, repair/replace, additions
Pool Lift Maintenance	1,000	0		1,000		Chair lift
Key/Access Control	2,000	1,008		2,000		Access control system mtnce/key fobs
Pool House Pest Ctrl	500	250		500		Monthly during pool season
Termite Warranty	150	210		210		For clubhouse structure, annual inspection
Playground Mtnce/Rpr	2,000	1,500		2,000		Annl safety inspection, engineered wood fiber mulch replc as needed
General Maintenance	2,000	4,000	7	4,000		Misc. common area repairs, lighting, etc.
Stormwater Mtnce	10,000	19,000	8	17,000	9	three wet basins, monthly mtnce, annual certification, repairs
Tax Returns	300	300		350		Annual tax prep
Management Contract	20,160	20,256		21,269		5% incr first since inception

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Corporate Filing	500	0	0	Federal filing no longer required
Insurance	8,650	9,000	10,200	Liability, property, D&O
Legal	750	250	750	Delinquent dues, opinion
Capital Reserve	20,140	20,140	22,000	Owner dues received to fund future major rpr/rpl of capital assets
Stormwater Pond Reserve	14,500	14,500	15,549	1/3 of construction cost saved per year over 30 years to fund major work ($250K)
Printing	2,300	2,300	2,300	Meeting notices, billing statements, etc.
Postage	850	850	850	Meeting notices, billing statements, etc.
Social	2,500	0	2,500	Community Events organized by volunteers
Contingency	750	200	750	Meeting hall fee, misc, etc.
TOTAL	211,150	217,048	233,400	
Net Gain/Loss	0	152	0	Any YE surplus to remain in operating to offset fluctuations in sales pace
Capital Reserve Cashflow				
Beginning Balance	51,893	49,893	39,485	
Contributions	20,140	20,140	22,000	
Interest	1,000	2,300	2,800	
Expenditures	0	(33,000) 10	0	
Gain/Loss	0	152	0	
Ending Balance	73,033	39,485	64,285	
Stormwater Reserve Cashflow				
Beginning Balance	28,942	42,246	57,746	
Contributions	14,500	14,500	15,549	
Expenditures	0	0	0	
Interest	1,000	1,000	1,500	
Ending Balance	44,442	57,746	74,795	
Working Cap Cashflow				
Beginning Balance	116,080	116,178	113,578	
Contributions	0	0	0	
Transfers to Income	0	(5,000)	0	
Expenditures	0	0	0	
Interest	2,200	2,400	2,400	
Ending Balance	118,280	113,578	115,978	

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Notes:

1- Higher than anticipated due to service repairs with internet
2- Increase in service costs in 2025; add'l cost to remove bulk trash
3- Increase in landscaping contract in 2026
4- Invoice from 2024 paid in 2025
5- Additional pet station added; higher expenses for pet waste bags
6- Increase to contract was over estimated
7- Additional repairs were made throughout the community
8- Maintenance contract higher than anticipated for all SCM's & a pond came online sooner than estimated
9- Amended Pond Management contract for 2026
10- 2025 Capital Expenditures: Reserve Study, pool Furniture, drainage repair work, erosion control landscaping, Irrigation repairs