

Ivy Hall 2026 Budget

Adopted

	<u>2025 Budget</u>	<u>25 Y/End Est.</u>	<u>2026 Budget</u>
<u>INCOME</u>	<u>\$295/mo</u>		<u>\$310/mo</u>
Monthly Dues - 116 homes	410,640	410,640	431,520
Late Fees	400	540	500
Pool Keys	50	0	0
Rental Income	<u>1,000</u>	<u>650</u>	<u>600</u>
TOTAL	412,090	411,830	432,620
	<u>2025 Budget</u>	<u>25 Y/End Est.</u>	<u>2026 Budget</u>
<u>EXPENSES</u>			
Electricity	13,500	13,000	13,500
Telephone	540	515	540
Water	23,000	22,750	23,000
Gas	630	630	650
Grounds Contract	81,000	81,000	81,000
Mulch/Straw	15,000	19,600 *	0 *
Grounds Improve/xtra	3,000	3,000	5,000 *
Plant Replacement	4,000	4,000	4,000
Irrigation Repairs	5,000	5,000	5,000
Basin Maintenance	3,500	3,500	3,500
Pool Maint. Contract	11,000	11,000	11,400
Pool Repairs	1,000	0	1,000
Pool Supplies	1,300	1,600	1,600
Pool Permits	600	600	600
Yearly Pool Inspect.	900	900	900
Clubhouse/Fitness Ctr Maint.	4,200	4,200	4,200
Clubhouse/Pool Keys	50	50	50
Fire Hydrant Inspection	730	744	760
General Maintenance	11,000	10,700	11,000
Roof/Gutter Cleaning	3,500	3,500	3,500
Termite Warranty	3,982	3,828	3,982
Power Washing	10,800	10,800	10,800
Tax Preparation	325	300	325
Income Taxes	4,000	4,901 *	4,600
Legal	500	1,800 *	600
Management	26,868	26,868	26,868
Corporate Filing Per CTA	500	100	0 *
Insurance	5,800	7,622 *	8,545 *
Printing	900	900	925
Postage	450	450	475
Miscellaneous	100	140	264 *
Capital Reserve	<u>174,415</u>	<u>174,415</u>	<u>204,036</u>
TOTAL	412,090	418,413	432,620

Estimated Loss -6,583

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* Footnotes-

25 - Mulch/Straw - Extra coverage in several areas.

Income Taxes - HOAs are taxed on interest income and includes '24 year end as well as '25 estimated payments.

Legal - Includes work related to the Board and CTA

Insurance - Includes additional umbrella coverage and industry increases.

26 - Mulch - No install this year

Grounds Improvement - To include treatment for the Bermuda grass.

Corporate Filing - No longer required by the IRS for HOAs.

Miscellaneous - Includes additional protection for bank accounts.

Reserve Cash Flow

	<u>2025 Budget</u>	<u>25 Y/End Est.</u>	<u>2026 Budget</u>
Beginning Balance	986,397	974,448	659,411
Deposits	174,415	174,415	204,036
Interest	10,500	10,000	4,000
Gain from Prior Year	1,251	3,106	0
Less: Drainage	<u>0</u>	-4,450	
Less: Clubhouse Improve.		-6,108	
Less: Landscaping		-12,000	
Less: Roof Replace. Phase 1		-480,000	
Less: Roof Replace. Phase 2			<u>-470,000</u>
TOTAL	1,172,563	659,411	397,447

Reserve Study	1,043,245	1,217,841
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Footnote - The roofing project is happening a few years in advance which causes the the disparity in the Reserve Study forecasted amount vs actual.

Basin

	519	520	530
Deposits	0	0	0
Interest	10	10	15
Expenses - Basins	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	529	530	545