

ESTIMATED BUDGET FOR 2026

Dominion Energy	Est Monthly Bill \$40/m0		\$480.00			
HOA Website	\$19/mo (pd for yr)		228.00			
Lexington County	Annual Property Taxes (November)		15.00			
US Postal Service	PO Box Rental (February)		202.00	(192.00 in 2025) & 182.00 in 2024)		
State Farm	Property Ins for 2025		2,300.00	(\$2,213.00 in 2025)		
Pilgrim Lutheran Church	Annual HOA Mtg (Jan/Feb) Rental		150.00			
Pine Press of Lexington	Annual Meeting Notice to owners of rental properties		60.00	(\$123.22 in 2025)		
US Postal Stamps	Mailing payments/ dues invoice towers of rental properties		116.00	\$186.15 in 2025)		
Misc Expenses	Mulch for entrance island		88.00			
Common Area Maintenance	Bush hog back of dam		500.00			
	Entrance shrub and tree limb pruning	????			Need quotes	
	Washing of bricks at entrance island and both sides	????		\$450.00 from 11/13/2025 estimate	Can obtain more estimates to compare quotes	
Attorney retainer				\$3,500.00 retainer paid with \$1,671.32 remaining		
	TOTAL		\$4,139.00			
				**Property insurance premium for 2026 is \$1,878- and has been paid	\$355.00 savings from 2025...AND \$422.00 less than the estimated budget for 2026	
			422.00			
			\$3,717.00			