Highland Oaks HOA
2026 Budget
Prior Years Budget vs. Actual

	2023 Actual	2023 Budget	2024 Actual	2024 Budget	2025 Actual thru 12/15/25	2025 Budget	Difference	2026 Preliminary Budget
Revenue								
HOA Dues	$ 151,600.00	$ 153,000.00	$ 152,935.00	$ 153,000.00	$ 166,125.53	$ 168,300.00	$ (2,174.47)	$ 168,300.00
Late Fees	4,100.00		2,025.00		2,909.73		$ 2,909.73	
Uncollectible						(841.50)	$ 841.50	(841.50)
Interest Income	875.78		832.15			500.00	$ (500.00)	500.00
Less: Infrastructure Interest						(24,500.00)	$ 24,500.00	
Misc Income	302.32		633.89		4,233.74		$ 4,233.74	
Total Revenue	**$ 156,878.10**	**$ 153,000.00**	**$ 156,426.04**	**$ 153,000.00**	**$ 173,269.00**	**$ 143,458.50**	$ 29,810.50	**$ 167,958.50**
Expenditures								
Administrative Expenditures								
Administrative Supplies								
Bank Fees					39.50		(39.50)	50.00
Community Events	2,278.26	3,500.00	2,608.42	3,500.00	2,337.47	3,500.00	1,162.53	5,000.00
Committee Expenses								1,000.00
Insurance	7,388.00	7,500.00	8,181.00	7,500.00	12,598.00	3,500.00	(9,098.00)	14,000.00
Legal & Professional	3,594.04	800.00	3,510.67	3,000.00	2,987.59	600.00	(2,387.59)	2,400.00
Management Fees	7,285.00	7,600.00	7,400.00	7,200.00	22,792.86	26,010.00	3,217.14	26,010.00
Postage	265.10	500.00	661.98	500.00	9.80	500.00	490.20	750.00
Security Service	30,424.96	32,200.00	19,301.50	32,200.00	8,372.00	20,000.00	11,628.00	2,500.00
Supplies	496.91	700.00	584.09	700.00		500.00	500.00	500.00
Total Administrative Expenses	**$ 51,732.27**	**$ 53,012.00**	**$ 42,247.66**	**$ 54,600.00**	**$ 49,137.22**	**$ 54,610.00**	5,472.78	**$ 52,210.00**
							-	
Operating Expenses							-	
Utilities							-	
Electric	$ 13,352.87	$ 19,500.00	$ 13,593.46	$ 16,000.00	$ 12,999.38	$ 15,000.00	2,000.62	$ 15,000.00
Garbage	329.25	600.00	825.78	600.00	355.21	800.00	444.79	800.00
Internet	1,039.88	1,200.00	1,015.88	1,200.00	1,661.27	1,200.00	(461.27)	2,000.00
Telephone	625.46	624.00	634.77	624.00		700.00	700.00	700.00
Water							-	
Total Utilities	**$ 15,347.46**	**$ 21,924.00**	**$ 16,069.89**	**$ 18,424.00**	**$ 15,015.86**	**$ 17,700.00**	2,684.14	**$ 18,500.00**
							-	
Landscape Maintenance							-	
Fertilizer/Chemicals			300.00				-	500.00
Irrigation Repair		$ 1,600.00	$ 475.00	$ 1,600.00	$ 497.16	$ 500.00	2.84	$ 500.00
Landscape Maintenance Contract	20,350.00	21,000.00	22,750.00	21,000.00	15,750.00	25,000.00	9,250.00	25,000.00
Repair & Maintenance							-	
Seasonal Color					947.69		(947.69)	1,500.00
Tree Trimming/Replacement	1,400.00	2,000.00	6,050.00	6,000.00	1,500.00		(1,500.00)	5,000.00
Total Landscape Maintenance	**$ 21,750.00**	**$ 24,600.00**	**$ 29,575.00**	**$ 28,600.00**	**$ 18,694.85**	**$ 25,500.00**	6,805.15	**$ 32,500.00**
							-	
Common Area Maintenance							-	
Common Area Miscellaneous							-	
Fence Maintenance							-	
Fountain Maintenance	1,067.50	6,000.00	1,951.65	6,500.00	1,645.00	2,000.00	355.00	2,000.00
Holiday Décor	1,550.00	1,200.00	1,449.65	1,200.00	1,064.75	1,200.00	135.25	3,000.00
Lights Maintenance	1,414.99					500.00	500.00	500.00
Playground Maintenance	9,000.00	9,000.00			2,682.60	3,500.00	817.40	3,500.00
Well Maintenance	1,445.14						-	
Total Common Area Maintenance	**$ 14,477.63**	**$ 16,200.00**	**$ 3,401.30**	**$ 7,700.00**	**$ 5,392.35**	**$ 7,200.00**	1,807.65	**$ 9,000.00**
							-	
Amenity Center							-	
Clubhouse Maintenance	$ 1,975.00	$ 1,800.00	$ 2,125.00	$ 2,000.00	$ 250.93	$ 2,000.00	1,749.07	$ 1,000.00
Clubhouse Repairs	119.56	1,500.00	280.26	1,500.00	92.01	1,500.00	1,407.99	1,500.00
Clubhouse Supplies	319.87	500.00	261.75	500.00	114.83	400.00	285.17	400.00
Playground Equipment Repairs			1,428.31	1,000.00	1,704.48		(1,704.48)	-
Pool Chemicals/Supplies	126.93				54.10	500.00	445.90	500.00
Pool Equipment	3,940.30				-		-	
Pool Maintenance Contract	9,200.00	8,555.00	9,745.00	9,500.00	12,245.25	10,000.00	(2,245.25)	13,000.00
Pool Repairs	1,773.75	9,500.00	3,606.44	3,500.00	1,739.72		(1,739.72)	1,500.00
Splashpad Maintenance	1,010.00						-	
Splashpad Repairs	2,832.00	2,800.00	8,137.48	200.00			-	1,000.00
Splashpad Supplies							-	
Total Amenity Center	**$ 21,297.41**	**$ 24,655.00**	**$ 25,584.24**	**$ 18,200.00**	**$ 16,201.32**	**$ 14,400.00**	(1,801.32)	**$ 18,900.00**
Taxes							-	
Property Taxes	$ 2,486.78	$ 3,000.00	$ 2,404.99	$ 3,000.00		$ 2,500.00	2,500.00	$ 3,500.00
Income Taxes			233.00		221.95	200.00	(21.95)	250.00
Total Taxes	**$ 2,486.78**	**$ 3,000.00**	**$ 2,637.99**	**$ 3,000.00**	**$ 221.95**	**$ 2,700.00**	2,478.05	**$ 3,750.00**
Total Operating Expenditures	**$ 75,359.28**	**$ 143,391.00**	**$ 77,268.42**	**$ 130,524.00**	**$ 104,663.55**	**$ 122,110.00**	17,446.45	**$ 134,860.00**
Total Expenditures	**$ 127,091.55**	**$ 143,391.00**	**$ 119,516.08**	**$ 130,524.00**	**$ 104,663.55**	**$ 122,110.00**	17,446.45	**$ 134,860.00**
Excess of Revenue over Expenditures	**$ 29,786.55**	**$ 9,609.00**	**$ 36,909.96**	**$ 22,476.00**	**$ 68,605.45**	**$ 21,348.50**	(47,256.95)	**$ 33,098.50**
							-	
							-	
Non-Operating Revenues/Expenditures							-	
Venue Rental Income	$ 18,456.00		$ 14,903.50		$ 700.00	$ 15,875.00	15,175.00	$ 2,000.00
Venue Rental Cleaning					(3,175.00)		3,175.00	(1,000.00)
Venue Rental Expenses - Other	(20,881.00)	(2,500.00)	(16,578.50)	(2,500.00)	(2,589.80)	(14,000.00)	(11,410.20)	(2,500.00)
Total Non-Operating Revenue Over Expenditures	**$ (2,425.00)**	**$ (2,500.00)**	**$ (1,675.00)**	**$ (2,500.00)**	**$ (5,064.80)**	**$ 1,875.00**	6,939.80	**$ (1,500.00)**
							-	
Capital Revenue/Expenditures							-	
Reserve Revenue							-	
Reserve Assessment							-	
Reserve Interest					523.17		(523.17)	
Capital Improvement					(26,500.00)	(26,000.00)	500.00	(50,000.00)
Total Reserve Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ (25,976.83)**	**$ (26,000.00)**	(23.17)	**$ (50,000.00)**
							-	
Capital Infrastructure							-	
Infrastructure Assessment Revenue						$ 350,000.00	350,000.00	$ -
Infrastructure Revenue						24,500.00	24,500.00	-
Infrastructure Debt Service						(24,500.00)	(24,500.00)	-
Infrastructure Legal Counsel			(15,000.00)		(23,257.50)	(3,000.00)	20,257.50	-
Engineering/Surveying	(3,994.35)		(1,906.20)		(6,960.00)	(300,000.00)	(293,040.00)	-
Construction Project Management							-	
Total Capital Infrastructure	**$ (3,994.35)**	**$ -**	**$ (16,906.20)**	**$ -**	**$ (30,217.50)**	**$ 47,000.00**	77,217.50	**$ -**
							-	
Excess Capital Revenue over Expenditures	**$ (6,419.35)**	**$ (2,500.00)**	**$ (18,581.20)**	**$ (2,500.00)**	**$ (61,259.13)**	**$ 22,875.00**	84,134.13	**$ (51,500.00)**
							-	
Total Exccess Revenues over Expenditures	**$ 23,367.20**	**$ 7,109.00**	**$ 18,328.76**	**$ 19,976.00**	**$ 7,346.32**	**$ 44,223.50**	36,877.18	**$ (18,401.50)**