Edgewater Proposed HOA 2025 Actuals and 2026 Budget

75 Homesites

Income: 2025	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Association Fees	$17,529.04	$7,650.00	$900.00	$1,800.00	$450.00	$1,350.00	$ -	$ -	$ -	$ -	$450.00	$ -	$30,129.04
Fines:													
Total Operating Income	$17,529.04	$7,650.00	$900.00	$1,800.00	$450.00	$1,350.00	$ -	$ -	$ -	$ -	$450.00	$ -	$30,129.04
Expected Income: 2026	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$33,750.00**
Expense 2025													
Accounting	$ -	$ -	$ -	$ -	$ -	$575.00	$ -	$ -	$ -	$ -	$ -	$ -	$575.00
Grounds Maintenance	$220.00	$1,629.00	$99.00	$375.00	$ -	$314.00	$929.00	$364.00	$220.00	$319.00	$580.00	$319.00	$5,368.00
Management fees	$527.50	$527.50	$527.50	$527.50	$527.50	$527.50	$527.50	$562.50	$562.50	$562.50	$562.50	$562.50	$6,505.00
Office Expense & Supplies	$1.15	$76.75	$33.30	$9.20	$ -	$8.05	$ -	$2.30	$1.15	$ -	$ -	$1.40	$133.30
Postage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$3.20	$3.20
Power	$904.46	$897.19	$896.67	$920.50	$910.61	$923.38	$933.20	$928.65	$935.89	$927.37	$935.93	$925.58	$11,039.43
Water/Garbage	$196.78	$204.24	$74.00	$74.00	$74.00	$74.00	$74.00	$74.00	$74.00	$210.43	$166.95	$436.16	$1,732.56
Total Operating Expense	$1,849.89	$3,334.68	$1,630.47	$1,906.20	$1,512.11	$2,421.93	$2,463.70	$1,931.45	$1,793.54	$2,019.30	$2,245.38	$2,247.84	$25,356.49

	Budgeted 2025	Actuals 2025	Budget 2026	
INCOME	**$28,800.00**	**$25,356.49**	**$33,750.00**	
EXPENSE				
Accounting	$600.00	$575.00	$600.00	
Grounds Maintenance	$6,000.00	$5,368.00	$8,300.00	Trail???
Management fees	$5,760.00	$6,505.00	$6,750.00	
Office Expense & Supplies	$100.00	$133.30	$200.00	
Postage	$ -	$3.20	$100.00	
Power	$10,500.00	$11,039.43	$12,000.00	
Water/Garbage	$2,000.00	$1,732.56	$2,000.00	
Christmas Decorations	$ -	$ -	$700.00	
Insurance	$2,500.00	$ -	$2,500.00	
General Maintenance	$840.00	$ -	$1,000.00	
Legal	$500.00	$ -	$500.00	
Total	$28,800.00	$25,356.49	$34,650.00	

Beginning Cash	**$6,214.79**	
Ending Cash	**$6,787.34**	
RESERVE	**$6,000**	**Desire $10,000**