

**HIGHGROVE OWNERS ASSOCIATION  
2025 ACTUALS/2026 BUDGET**

Income	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	
Association Fees	\$ 235,310.61	\$ 70,741.95	\$ 11,243.92	\$ 16,690.16	\$ 5,000.00	\$ 7,834.77	\$ 3,739.96	\$ 2,295.90	\$ 663.02	\$ 906.82	\$ -	\$ -	\$ 354,427.11	
Clubhouse Rental	\$ 850.00	\$ 850.00	\$ -	\$ 475.00	\$ 1,295.00	\$ -	\$ -	\$ -	\$ -	\$ 850.00	\$ 425.00	\$ -	\$ 4,745.00	
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00	
Pool Income	\$ -	\$ -	\$ 50.00	\$ 100.00	\$ 50.00	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ 350.00	
<b>Total Operating Income</b>	<b>\$ 203,325.00</b>	<b>\$ 60,954.78</b>	<b>\$ 17,537.04</b>	<b>\$ 11,489.04</b>	<b>\$ 8,107.49</b>	<b>\$ 2,374.40</b>	<b>\$ 1,001.47</b>	<b>\$ 1,959.43</b>	<b>\$ 1,802.70</b>	<b>\$ 75,425.00</b>	<b>\$ 311.48</b>	<b>\$ -</b>	<b>\$ 384,287.83</b>	
Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Total	
Accounting & Taxes	\$ -	\$ -	\$ -	\$ 650.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650.00	
Insurance	\$ -	\$ 27,091.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,091.00	
Power	\$ 2,465.92	\$ 2,705.07	\$ 2,565.24	\$ 2,547.72	\$ 2,562.55	\$ 2,739.11	\$ 2,787.42	\$ 2,843.26	\$ 2,896.72	\$ 2,708.70	\$ 2,701.14	\$ 2,592.08	\$ 32,114.93	
Water	\$ 1,145.80	\$ 598.63	\$ 601.64	\$ 840.22	\$ 585.39	\$ 3,400.12	\$ 2,525.37	\$ 4,862.05	\$ 10,593.97	\$ 7,977.24	\$ 10,387.85	\$ 3,946.37	\$ 47,464.65	
Lawn Care/Grounds	\$ 15,191.21	\$ 15,191.21	\$ 29,476.21	\$ 15,191.21	\$ 15,191.21	\$ 16,406.21	\$ 20,035.71	\$ 19,766.21	\$ 17,771.21	\$ 15,191.21	\$ 15,190.96	\$ 15,191.21	\$ 209,793.77	
Pool	\$ 1,780.00	\$ 1,254.00	\$ 2,698.00	\$ 4,995.10	\$ 4,633.24	\$ 3,984.80	\$ 4,520.53	\$ 4,393.22	\$ 4,119.67	\$ 3,907.70	\$ 2,120.00	\$ 2,565.00	\$ 40,971.26	
Commons Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Maintenance	\$ 1,015.49	\$ 1,388.49	\$ 496.05	\$ 28.54	\$ 3,368.04	\$ 910.39	\$ 105.17	\$ 388.33	\$ 1,681.07	\$ 1,926.56	\$ 2,621.30	\$ 594.64	\$ 14,524.07	
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ 150.00	
Property Management	\$ 2,400.00	\$ 2,400.00	\$ 2,587.50	\$ 2,587.50	\$ 2,595.00	\$ 2,692.50	\$ 2,692.50	\$ 2,692.50	\$ 2,692.50	\$ 2,692.50	\$ 2,692.50	\$ 2,692.50	\$ 31,417.50	
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Fees/Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	<b>\$ 23,998.42</b>	<b>\$ 50,628.40</b>	<b>\$ 38,424.64</b>	<b>\$ 26,840.29</b>	<b>\$ 28,935.43</b>	<b>\$ 30,133.13</b>	<b>\$ 32,666.70</b>	<b>\$ 34,945.57</b>	<b>\$ 39,755.14</b>	<b>\$ 34,403.91</b>	<b>\$ 35,863.75</b>	<b>\$ 27,581.80</b>	<b>\$ 404,177.18</b>	
	<u>Budgeted 2025</u>		<u>*Actual 2025</u>		<u>Budgeted 2026</u>									
<b>Expenses</b>									2025 Income from Homeowners 2025 Fees					369 lots as of 12/02/25
Accounting & Taxes	\$ 800.00		\$ 650.00		\$ 800.00			\$ 354,427.11					in appfolio	
Insurance	\$ 24,103.00		\$ 27,091.00		\$ 30,000.00									
Power	\$ 35,000.00		\$ 32,060.90		\$ 33,000.00									
Water	\$ 65,000.00		\$ 44,160.13		\$ 45,000.00									
Lawn Care/Grounds	\$ 220,000.00		\$ 211,413.07		\$ 220,000.00			\$ 4,745.00						
Pool	\$ 40,000.00		\$ 40,473.22		\$ 50,000.00									
Commons Reserve	\$ -		\$ -		\$ -									
Maintenance	\$ 25,000.00		\$ 14,929.43		\$ 20,000.00									
Security	\$ 500.00		\$ 150.00		\$ 300.00			\$ 75,000.00						
Property Management	\$ 31,500.00		\$ 31,417.50		\$ 35,460.00		based on +25 Lots							
Capital Improvements	\$ -		\$ -		\$ -									
Legal Fees/Contingencies	\$ 500.00		\$ -		\$ 500.00									
<b>Total</b>	<b>\$ 442,403.00</b>		<b>\$ 402,345.25</b>		<b>\$ 435,060.00</b>			<b>\$ 102,673.99</b>						
*projected														