

Cottages at Shock Hill HOA				
2026 Approved Budget				
January - December 2026				
	2025 Estimated Year-End			2026 Approved Budget
	2025 Budget	Actuals	2025 Variance	
Income				6.49%
Association Operating Dues	\$ 87,862.00	\$ 87,850.00	\$ (12.00)	\$ 93,563.00
Operating Interest Income	\$ -	\$ 287.99	\$ 287.99	\$ -
HOA Transfer Fee	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 87,862.00	\$ 88,137.99	\$ 275.99	\$ 93,563.00
Gross Profit	\$ 87,862.00	\$ 88,137.99	\$ 275.99	\$ 93,563.00
Expenses				
General Repairs & Maintenance	\$ 5,000.00	\$ 6,081.29	\$ 1,081.29	\$ 5,000.00
Roof Repair & Maintenance	\$ -	\$ 370.00	\$ 370.00	\$ 3,500.00
Window Cleaning	\$ 6,056.00	\$ 5,880.00	\$ (176.00)	\$ 6,174.00
Grounds & Landscaping - General	\$ 35,000.00	\$ 39,596.00	\$ 4,596.00	\$ 36,000.00
Snow Plowing	\$ 20,310.00	\$ 20,514.00	\$ 204.00	\$ 20,922.00
Roof Snow Removal	\$ 1,000.00	\$ -	\$ (1,000.00)	\$ 1,000.00
Accounting	\$ 500.00	\$ -	\$ (500.00)	\$ 500.00
Tax Expense	\$ -	\$ 373.29	\$ 373.29	\$ -
Bank Charges	\$ -	\$ (152.00)	\$ (152.00)	\$ -
General Liability Insurance	\$ 392.00	\$ 354.96	\$ (37.04)	\$ 392.00
D&O Insurance	\$ 992.00	\$ 902.04	\$ (89.96)	\$ 902.00
Legal Fees	\$ 500.00	\$ -	\$ (500.00)	\$ 500.00
Administrative - General	\$ 50.00	\$ 217.06	\$ 167.06	\$ 50.00
Meeting Expense	\$ -	\$ 24.15	\$ 24.15	\$ 25.00
Registration Fees	\$ 62.00	\$ 25.00	\$ (37.00)	\$ 62.00
Website	\$ 150.00	\$ 150.00	\$ -	\$ 150.00
Management Fees	\$ 17,850.00	\$ 17,850.00	\$ -	\$ 18,386.00
PY Reserve Income Contribution	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 87,862.00	\$ 92,185.79	\$ 4,323.79	\$ 93,563.00
Net Operating Income	\$ -	\$ (4,047.80)	\$ (4,047.80)	\$ -
Other Income				10.34%
Reserve Dues Income	\$ 80,150.00	\$ 80,150.00	\$ -	\$ 88,438.00
Gain/Loss on Investments	\$ -	\$ (983.92)	\$ (983.92)	\$ -
Reserve Interest Earned	\$ -	\$ 906.29	\$ 906.29	\$ -
Reserve Investment Interest Income	\$ -	\$ 11,114.76	\$ 11,114.76	\$ -
PY Reserve Income Contribution	\$ -	\$ -	\$ -	\$ -
Total Other Income	\$ 80,150.00	\$ 91,187.13	\$ 11,037.13	\$ 88,438.00
Other Expenses				
Reserve Expenses	\$ 27,255.00	\$ 32,418.10	\$ 5,163.10	\$ 28,000.00
Total Other Expenses	\$ 27,255.00	\$ 32,418.10	\$ 5,163.10	\$ 28,000.00
Net Other Income	\$ 52,895.00	\$ 58,769.03	\$ 5,874.03	\$ 60,438.00
Net Income	\$ 52,895.00	\$ 54,721.23	\$ 1,826.23	\$ 60,438.00

2026 Annual Op Dues	2026 Annual Res Dues	2026 Total Annual Dues
\$ 6,683.00	\$ 6,317.00	\$ 13,000.00
2025 Annual Op Dues	2025 Annual Res Dues	2025 Total Annual Dues
\$ 6,275.00	\$ 5,725.00	\$ 12,000.00
6.50%	10.34%	8.33%