

**Shock Hill Landing HOA**  
**2026 Approved Budget**  
 January - December 2026

	2025 Budget	2025 Actuals	2025 Budget vs Actuals	2026 Approved Budget
<b>Income</b>				<b>-1.00%</b>
Operating Dues	\$ 104,777.00	\$ 104,776.96	\$ (0.04)	\$ 103,732.00
Operating Interest Earned	\$ -	\$ 314.43	\$ 314.43	\$ -
Transfer Fee	\$ -	\$ 125.00	\$ 125.00	\$ -
<b>Total Income</b>	<b>\$ 104,777.00</b>	<b>\$ 105,216.39</b>		<b>\$ 103,732.00</b>
<b>Gross Profit</b>	<b>\$ 104,777.00</b>	<b>\$ 105,216.39</b>		
<b>Operating Expenses</b>				
General Repairs & Maintenance	\$ 4,000.00	\$ 4,727.86	\$ 727.86	\$ 4,000.00
Roof Repair & Maintenance	\$ 4,000.00	\$ 5,445.00	\$ 1,445.00	\$ 4,000.00
Gutter	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 4,000.00
Window Cleaning	\$ 6,400.00	\$ 3,200.00	\$ (3,200.00)	\$ 3,200.00
Grounds & Landscaping - General	\$ 35,000.00	\$ 34,896.00	\$ (104.00)	\$ 35,000.00
Snow Plowing	\$ 17,900.00	\$ 17,970.00	\$ 70.00	\$ 18,700.00
Roof Snow Removal	\$ 5,000.00	\$ 3,880.00	\$ (1,120.00)	\$ 5,000.00
Snow Hauling	\$ 1,500.00	\$ -	\$ (1,500.00)	\$ 1,500.00
Accounting	\$ 500.00	\$ -	\$ (500.00)	\$ 500.00
Tax Expense	\$ -	\$ 3,123.00	\$ 3,123.00	\$ -
General Liability Insurance	\$ 1,077.00	\$ 1,023.60	\$ (53.40)	\$ 1,075.00
D&O Insurance	\$ 2,096.00	\$ 1,958.04	\$ (137.96)	\$ 2,115.00
Legal Fees	\$ 1,225.00	\$ -	\$ (1,225.00)	\$ 1,225.00
Administrative - General	\$ 100.00	\$ 52.19	\$ (47.81)	\$ 100.00
Meeting Expense	\$ 300.00	\$ -	\$ (300.00)	\$ 150.00
Registration Fee	\$ 62.00	\$ 25.00	\$ (37.00)	\$ 62.00
Website	\$ 150.00	\$ 150.00	\$ -	\$ 150.00
Management Fees	\$ 22,267.00	\$ 22,266.96	\$ (0.04)	\$ 22,955.00
<b>Total Operating Expenses</b>	<b>\$ 104,777.00</b>	<b>\$ 101,917.65</b>	<b>\$ (2,859.35)</b>	<b>\$ 103,732.00</b>
<b>Net Operating Income</b>	<b>\$ -</b>	<b>\$ 3,298.74</b>	<b>\$ 2,859.35</b>	<b>\$ -</b>
<b>Reserve Income</b>				<b>16.82%</b>
Reserve Income	\$ 73,400.00	\$ 73,400.00	\$ -	\$ 85,747.00
Reserve Interest Income	\$ -	\$ 583.65	\$ 583.65	\$ -
Reserve Investment Interest Income	\$ -	\$ 5,499.32	\$ 5,499.32	\$ -
<b>Total Reserve Income</b>	<b>\$ 73,400.00</b>	<b>\$ 79,482.97</b>	<b>\$ 6,082.97</b>	<b>\$ 85,747.00</b>
<b>Reserve Expenses</b>				
Reserve Expense	\$ 36,161.00	\$ 60,255.70	\$ 24,094.70	\$ 52,345.00
<b>Total Other Expenses</b>	<b>\$ 36,161.00</b>	<b>\$ 60,255.70</b>	<b>\$ 24,094.70</b>	<b>\$ 52,345.00</b>
<b>Net Other Income</b>	<b>\$ 37,239.00</b>	<b>\$ 19,227.27</b>	<b>\$ (18,011.73)</b>	<b>\$ 33,402.00</b>
<b>Net Income</b>	<b>\$ 37,239.00</b>	<b>\$ 22,526.01</b>	<b>\$ (14,712.99)</b>	<b>\$ 33,402.00</b>

<b>2026 Annual Op Dues</b>	<b>2026 Annual Res Dues</b>	<b>2026 Total Annual Dues</b>
\$ 6,483.25	\$ 5,359.19	\$ 11,842.44
<b>2025 Annual Op Dues</b>	<b>2025 Annual Res Dues</b>	<b>2025 Total Annual Dues</b>
\$ 6,548.56	\$ 4,587.50	\$ 11,136.06
-1.00%	16.82%	6.34%