

<i>Income</i>	<i>Approved for 2025</i>	<i>Estimated end 2025</i>	<i>Proposed for 2026</i>
Initial Balance from previous year (1)	\$ 2,456.06	\$ 2,481.18	\$ 3,750.67
Pending Income (Nov-Dec) State Farm (3)	\$ -	\$ 250.00	\$ -
Annual Assessment (2)	\$ 3,000.00	\$ 2,940.00	\$ 3,000.00
Late Assessment Penalties	\$ -	\$ 25.00	\$ -
<b>Total Income</b>	<b>\$ 5,456.06</b>	<b>\$ 5,696.18</b>	<b>\$ 6,750.67</b>
<i>Expenses</i>	<i>Approved for 2025</i>	<i>Projected end 2025</i>	<i>Proposed for 2026</i>
Post Office Box Rental	\$ 200.00	\$ 210.00	\$ 220.00
Liability Insurance (3)	\$ 976.00	\$ 244.00	\$ 980.00
Monument electricity	\$ 975.00	\$ 972.00	\$ 975.00
Admin and Web Services	\$ 170.00	\$ 219.51	\$ 150.00
Secretary State Fee	\$ 25.00	\$ 50.00	\$ 25.00
Annual Neighborhood Event	\$ 200.00	\$ 250.00	\$ 250.00
<b>Total Expenses</b>	<b>\$ 2,546.00</b>	<b>\$ 1,945.51</b>	<b>\$ 2,600.00</b>
General Reserve (4)	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00
<b>Total Liabilities</b>	<b>\$ 5,546.00</b>	<b>\$ 4,945.51</b>	<b>\$ 6,600.00</b>
Overage or Underage	\$ (89.94)	\$ 750.67	\$ 150.67

<b>2025 Notes</b>
<b>Assessment history: 2024:</b> \$40/yr --- <b>2025 :</b> \$60/yr --- <b>2026:</b> \$60/year --- <b>2027:</b> \$50-60/yr? ...
<b>(1) Audit notes</b> for checkbook to budget tracking: 2025 assessments prepaid in 2024 of \$840. 2026 total initial balance is inflated by the 2025 Insurance Liability Premium payment "saved" being shifted from Dec25 to Jan26.
<b>(2) Assesments:</b> One homeowner failed to pay 2025 HOA assessment. Working to resolve.
<b>(3) Liability Insurance:</b> Black Forest experiencing extreme volatility in insurance costs/premiums. <u>Policy premium increased mid-year 2025</u> from initial quote of \$976/yr to \$1,220/year. Local agent mitigating w/\$250 refund. 2nd year in a row the HOA has needed to shop for coverage to minimize increasing cost. <u>Shifting to Legacy Insurance</u> in 2026. Anticipate initial quote at \$980/yr. New policy premium due in Jan 2026 for coverage Jan26 - Jan27 thus simplifying accounting. End of year overage of \$750 is a "false savings" as due date shifts from Dec25 to Jan26. <b>12 month premiums: 2024 = \$400 ... 2025 = \$1,220 (\$976 + \$244 ) ... 2026 = \$980 ... 2027 =?</b>
<b>(4) General Reserve:</b> Recommend HOA General Reserve increase to \$4,000 because of the extreme volatility of insurance and inflation of services. Just the cost of replacing one of our two double cluster mailboxes would be \$5,200 + any labor. Maintaining Assessments at \$60 for another year is believed prudent.