

## Robin Meadows HOA

Fiscal year end: 12/31

Budget year: 2027

Number of units: 46

Budget type: Monthly

Over 20% increase requires vote

| <b>BUDGET ITEMS</b>          |                |               |                      |                       |                      |
|------------------------------|----------------|---------------|----------------------|-----------------------|----------------------|
|                              | <b>REVENUE</b> |               |                      |                       |                      |
|                              | 2026 BUDGET    | 2026 ACTUALS* | 2027 BUDGET PER YEAR | 2027 BUDGET PER MONTH | 2027 BUDGET PER HOME |
| Assessments                  | \$163,944.00   | \$127,462.10  | \$180,504.00         | \$15,042.00           | \$327.00             |
| Interest                     | \$0.00         | \$0.00        | \$0.00               | \$0.00                | \$0.00               |
| Misc (fines etc.)            | \$0.00         | \$1,230.00    | \$0.00               | \$0.00                | \$0.00               |
| <b><u>TOTAL REVENUE:</u></b> | \$163,944.00   | \$128,692.10  | \$180,504.00         | \$15,042.00           | \$327.00             |

| <b>EXPENSES</b>                           |              |              |              |             |          |
|-------------------------------------------|--------------|--------------|--------------|-------------|----------|
| Tax expense                               | \$1,800.00   | \$350.00     | \$500.00     | \$41.67     | \$0.91   |
| Social events                             | \$0.00       | \$195.97     | \$0.00       | \$0.00      | \$0.00   |
| Insurance                                 | \$25,289.66  | \$24,558.93  | \$28,920.42  | \$2,410.04  | \$52.39  |
| Insurance deductible                      | \$10,000.00  | \$0.00       | \$0.00       | \$0.00      | \$0.00   |
| Licenses and fees                         | \$50.00      | \$50.00      | \$50.00      | \$4.17      | \$0.09   |
| Storm drain maintenance                   | \$0.00       | \$0.00       | \$0.00       | \$0.00      | \$0.00   |
| Gutter cleaning and repair                | \$8,000.00   | \$3,940.00   | \$5,000.00   | \$416.67    | \$9.06   |
| Roof maintenance                          | \$0.00       | \$0.00       | \$5,000.00   | \$416.67    | \$9.06   |
| Property maintenance                      | \$1,500.00   | \$0.00       | \$1,500.00   | \$125.00    | \$2.72   |
| Allocation to reserves                    | \$54,452.00  | \$54,452.00  | \$54,452.00  | \$4,537.67  | \$98.64  |
| Property management                       | \$5,742.75   | \$5,742.75   | \$6,029.87   | \$502.49    | \$10.92  |
| Tax preparation                           | \$250.00     | \$300.00     | \$300.00     | \$25.00     | \$0.54   |
| Financial review                          | \$1,250.00   | \$0.00       | \$1,250.00   | \$104.17    | \$2.26   |
| Legal fees                                | \$500.00     | \$0.00       | \$500.00     | \$41.67     | \$0.91   |
| Office supplies (printing, postage, etc.) | \$300.00     | \$220.19     | \$300.00     | \$25.00     | \$0.54   |
| Reserve study update                      | \$900.00     | \$0.00       | \$900.00     | \$75.00     | \$1.63   |
| Bank charges                              | \$0.00       | \$0.00       | \$0.00       | \$0.00      | \$0.00   |
| Signs                                     | \$0.00       | \$0.00       | \$0.00       | \$0.00      | \$0.00   |
| Website                                   | \$104.00     | \$0.00       | \$104.00     | \$8.67      | \$0.19   |
| <b><u>LANDSCAPE EXPENSE</u></b>           |              |              |              |             |          |
| Electric for irrigation                   | \$75.00      | \$75.00      | \$75.00      | \$6.25      | \$0.14   |
| Tree maintenance                          | \$10,000.00  | \$11,800.00  | \$8,500.00   | \$708.33    | \$15.40  |
| Irrigation repair                         | \$1,000.00   | \$1,210.00   | \$2,000.00   | \$166.67    | \$3.62   |
| Water                                     | \$10,000.00  | \$5,411.66   | \$10,000.00  | \$833.33    | \$18.12  |
| Landscape contract                        | \$19,200.00  | \$19,200.00  | \$19,200.00  | \$1,600.00  | \$34.78  |
| Backflow testing                          | \$50.00      | \$50.00      | \$50.00      | \$4.17      | \$0.09   |
| <b><u>TOTAL EXPENSES:</u></b>             | \$150,463.41 | \$127,556.50 | \$144,631.29 | \$12,052.61 | \$262.01 |

\* as of September

2027 assesment: \$327/month <-- 10% increase

2026 assesment: \$297/month