

Eagle Pointe HOA 2026 Budget

Final
10-20/25

		ACTUAL	ACTUAL	BUDGET	PROJECTED	BUDGET	
		2023	2024	2025	2025	2026	
Ordinary Income/Expense							
	Income						
	Annual Dues - 73 lots @ \$225	\$14,400	\$14,600	\$14,600	\$14,600	\$16,425	
	Architectural Review Fee	\$437	\$0	\$800	\$0	\$0	
	Interest Earned	\$1,343	\$1,157	\$1,000	\$1,000	\$1,000	
	Other Income	\$20	\$0	\$0	\$250	\$400	
	Total Income	\$16,200	\$15,757	\$16,400	\$15,850	\$17,825	
	Expense						
	Common Area Maintenance	\$185	\$213	\$600	\$2,750	\$250	sidewalk clearing, weed spraying, backflow valve
	Architectural Review Expense	\$50	\$0	\$800			
	Insurance	\$2,478	\$2,478	\$2,500	\$2,529	\$2,600	D&O and Liability
	Landscape Maintenance	\$250	\$250	\$500	\$3,000	\$500	Thin trees deadwood behind mailbox 2025
	Maintenance Mail Kiosks		\$0	\$2,000	\$2,000		2025 - paint mail kiosk
	Management Fee	\$6,500	\$7,500	\$7,500	\$7,500	\$8,400	
	Miscellaneous	\$30	\$60	\$100	\$400	\$400	P.O. Box, State registrations
	Professional Fees						
	Accounting	\$280	\$350	\$350	\$300	\$300	Tax filing
	Legal Fees		\$0	\$500	\$0		
	Total Professional Fees	\$280	\$350	\$850	\$300	\$300	
	Snowplowing	\$1,779	\$1,041	\$2,000	\$2,300	\$1,600	Includes fire hydrant clearing if needed
	Social		\$0	\$2,000	\$2,458	\$3,000	
	Taxes						
	Federal	\$197	\$0	\$200	\$51	\$100	
	Property	\$11	\$0	\$11	\$21	\$25	
	State	\$31	\$0	\$40	\$8	\$15	
	Total Taxes	\$239	\$0	\$251	\$80	\$140	
	Utilities						
	Electric	\$308	\$309	\$360	\$360	\$400	
	Water	\$2,084	\$1,821	\$2,100	\$600	\$1,000	
	Total Utilities	\$2,392	\$2,130	\$2,460	\$960	\$1,400	
	Website		\$0	\$600	\$0	\$600	Website Development/Hosting
	Total Operating Expense	\$14,183	\$14,022	\$22,161	\$24,277	\$19,190	
	Net Ordinary Income	\$2,017	\$1,735	-\$5,761	-\$8,427	-\$1,365	
	Other Expenses						
	CC&R/Rules/Design Guidelines	\$1,278	\$0	\$0	\$0	\$0	