

Orchard Run Homeowners Association

2026 ANNUAL BUDGET - Approved

Proposed Annual Dues: \$275 Effective Feb. 1, 2026

101 Units

| | 2024 | 2025 | 2025 | |
|--|--------|------|--------|------------------|
| | Actual | YTD | Budget | 2026 Proposed |

INCOME

| | | | | |
|--|--------------------|--------------------|--------------------|--------------------|
| Income from Dues | \$26,845.00 | \$31,311.12 | \$26,260.00 | \$27,775.00 |
| Violation Fees/Misc. Income/Reimbursements | | -\$90.20 | | |
| Postage Reimbursement | | \$117.96 | | |
| Interest | \$158.07 | \$53.33 | \$135.00 | \$50.00 |
| Total Income | \$27,003.07 | \$31,392.21 | \$26,395.00 | \$27,825.00 |

EXPENSES

| | | | | |
|--|------------|------------|-------------|-------------|
| Repair & Maintenance | | \$1,164.63 | | \$1,200.00 |
| Landscape Maintenance (Contract) | | \$7,626.00 | \$7,800.00 | \$7,010.00 |
| *Landscape Maintenance from 2024, Paid in 2025 | | \$7,988.00 | | |
| Irrigation System Maintenance/Repairs | | \$550.00 | \$3,100.00 | \$750.00 |
| Locate Notifications | \$18.06 | \$139.12 | | \$140.00 |
| Management | \$9,484.00 | \$9,690.00 | \$10,908.00 | \$12,108.00 |
| Insurance | \$1,365.65 | \$1,542.00 | \$600.00 | \$1,542.00 |
| Office/Mailing/Meetings | \$638.05 | \$421.17 | \$750.00 | \$700.00 |
| Legal/Professional Services | \$575.00 | | \$100.00 | \$100.00 |
| Registrations | | \$44.00 | \$53.00 | \$53.00 |
| Tax Prep/Accounting | | \$250.00 | \$250.00 | \$250.00 |
| Federal/State Taxes | | \$19.00 | | \$20.00 |
| Reserves | | \$2,166.67 | \$2,600.00 | \$3,600.00 |

| | | | | |
|-----------------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$12,080.76 | \$31,600.59 | \$26,161.00 | \$27,473.00 |
|-----------------------|-------------|-------------|-------------|-------------|

NET INCOME

| | | | | |
|--|-------------|-----------|----------|----------|
| | \$14,922.31 | -\$208.38 | \$234.00 | \$352.00 |
|--|-------------|-----------|----------|----------|

Account Balances YTD:

Operating Balance: \$37,855.01

Cert. Deposit Account: \$12,910.07

Total Account Balances: \$50,765.08

*Former Landscaper for 2024 did not submit for payment until 2025. Paid in 2025.