

Arbor Creek Homeowners Association, Inc.

Account	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget
Operating Accounts						
Income Accounts						
Income						
40-4000-00	Assessments - Operating	\$66,327.30	\$38,690.96	\$27,636.34	\$66,327.30	\$65,472.57
40-4005-00	Assessments - Reserves	\$5,072.26	\$2,958.83	\$2,113.43	\$5,072.26	\$5,910.36
Income Accounts Total		\$71,399.56	\$43,782.57	\$29,749.77	\$73,532.34	\$71,382.93
Expense Accounts						
Administrative Expenses						
50-5000-00	Management Fees	\$10,710.00	\$6,247.50	\$4,462.50	\$10,710.00	\$10,710.00
50-5004-00	Postage/Copies/Supplies	\$800.00	\$158.46	\$333.31	\$491.77	\$800.00
50-5010-00	License Fees	\$62.00	\$61.25	\$25.81	\$87.06	\$62.00
50-5014-00	Office Expenses	\$500.00	\$0.00	\$208.31	\$208.31	\$500.00
50-5016-00	Bank Service Charges	\$250.00	\$163.45	\$104.19	\$267.64	\$150.00
50-5022-00	Meeting Expenses	\$0.00	\$38.51	\$0.00	\$38.51	\$50.00
50-5024-00	Legal Fees	\$5,000.00	\$3,721.43	\$2,083.31	\$5,804.74	\$5,000.00
50-5028-00	Accounting/CPA Services	\$250.00	\$195.00	\$104.19	\$299.19	\$250.00
50-5032-00	Insurance	\$2,200.00	\$1,845.74	\$916.69	\$2,762.43	\$2,800.00
50-5090-00	Misc Admin Expenses	\$100.00	\$25.66	\$41.69	\$67.35	\$100.00
Grounds & Landscaping						
55-5500-00	Landscaping Contract	\$25,704.30	\$7,306.25	\$10,710.09	\$18,016.34	\$20,400.00
55-5510-00	Landscaping Misc	\$1,000.00	\$0.00	\$416.69	\$416.69	\$5,000.00
55-5515-00	Irrigation Maintenance	\$1,100.00	\$4,380.00	\$458.31	\$4,838.31	\$2,500.00
55-5520-00	Lake Contract	\$0.00	\$127.11	\$0.00	\$127.11	\$1,575.00
55-5525-00	Lake Maintenance	\$1,525.00	\$762.66	\$635.44	\$1,398.10	\$0.00
55-5535-00	Tree Trimming	\$5,000.00	\$0.00	\$2,083.31	\$2,083.31	\$7,000.00
55-5540-00	Tree Removal	\$0.00	\$8,950.00	\$0.00	\$8,950.00	\$0.00
55-5560-00	Pressure Washing	\$2,500.00	\$750.00	\$1,041.69	\$1,791.69	\$2,500.00
Utilities						
60-6000-00	Electricity	\$2,000.00	\$1,111.00	\$833.31	\$1,944.31	\$2,002.64
60-6070-00	Utility Expenses - Other	\$170.00	\$0.00	\$70.81	\$70.81	\$72.93
Repairs & Maintenance						
70-7000-00	General Maintenance	\$2,456.00	\$500.00	\$1,023.31	\$1,523.31	\$4,000.00
Other Expenses						
80-8000-00	Reserve Contribution	\$10,072.26	\$7,125.53	\$4,196.74	\$11,322.27	\$5,910.36
Expense Accounts Total		\$71,399.56	\$43,469.55	\$29,749.70	\$73,219.25	\$71,382.93
Operating Accounts Net		\$0.00	\$313.02	\$0.07	\$313.09	\$0.00

	2025	2026
Annual Operating	\$557	\$550
Annual Reserve	\$43	\$50
TOTAL ANNUAL	\$600	\$600

Item	Estimated Life	Estimated Replacement Cost	Estimated Remaining Life	Beginning Balance 1/1/2025	Estimated Income 2025	Estimated Expenses 2025	Ending Balance 12/31/2025	Amount Remaining To Fund	Reserve Requirement 2025
Signage	15	10,000.00	2	6,307.68	1,179.81	0.00	7,487.49	2,512.51	1,256.26
Fence	30	68,000.00	15	23,031.01	4,307.81	0.00	27,338.82	40,661.18	2,710.75
Irrigation	30	25,000.00	11	13,960.00	2,611.13	0.00	16,571.13	8,428.87	766.26
Lake Dredging	30	44,000.00	20	17,234.36	3,223.58	0.00	20,457.94	23,542.06	1,177.10
Unallocated Interest				63.92	96.00		159.92		
Total Reserves		147,000.00		60,596.97	11,418.33	0.00	72,015.30	74,984.70	5,910.36

Note 1 These reserves are computed using the straight line method.

Note 2 All estimated values are based on information secured from contractors and from experience gained from similar replacements.

Note 3 Estimated Replacement Cost and Estimated Remaining Life may be adjusted each year using new available data.

Note 4 The Association operates on a calendar fiscal year, January 1 through December 31.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS