

**GATEWAY PARK MASTER HOA
2026 OPERATING BUDGET**

	1/1/25 - 8/31/25 Actual	1/1/25 - 12/31/25 Projected	2025 Annual Budget	2026 Annual Budget
INCOME				
<u>Income</u>				
HOA Assessment Revenue	168,750	198,330	225,000	250,000
Late Fees	20	20	-	-
Interest Charges	5	5	-	-
Fines Revenue	-	-	-	-
Interest Revenue	6,180	7,500	-	-
Lien Fees Reimbursement	-	-	-	-
Admin Fees Reimbursement	-	-	-	-
<u>Total Income</u>	174,955	205,855	225,000	250,000
TOTAL INCOME	174,955	205,855	225,000	250,000
EXPENSE				
<u>Administrative</u>				
Management and Accounting	7,800	11,700	11,700	12,000
1120H	250	250	250	300
Administrative Fee	-	-	-	-
Publication & Recording	-	-	-	-
Compliance	69	69	75	75
Legal	-	250	2,500	2,500
Insurance	-	4,218	4,000	5,000
Printing and Reproduction	58	200	200	200
Postage and Delivery	70	150	150	150
Meeting Room Rental	-	-	-	-
Website Maintenance	468	468	500	500
Contingency / Misc.	-	-	-	-
Total Administrative	8,715	17,305	19,375	20,725
<u>Loan</u>				
FNBO Loan Payment	-	21,171	21,171	50,734
FNBO Interest	7,802	11,570	11,570	17,356
Total Loan	7,802	32,741	32,741	68,090
<u>Grounds Maintenance</u>				
Landscaping - Contract	29,406	36,758	36,758	38,734
Landscaping - Non-contract	-	-	25,000	25,000
Maint. & Repair - Irrigation	4,384	7,500	10,000	10,000
Maint. & Repair - Pumphouse	15,989	24,853	30,000	30,000
Maint. & Repair - Grounds and Pumphouse Bldg	-	-	10,000	10,000
Tree and Shrub Maintenance	9,458	9,458	15,000	9,161
Pest Control	-	-	-	-
Pet Waste Station Maintenance	1,267	2,000	2,000	2,000
Snow Removal	3,864	7,500	7,500	7,500
Water Share Annual Assessments	5,390	5,390	6,000	6,000
Utilities - Electric	5,500	10,000	10,000	10,000
Utilities - Water	192	432	300	720
Asphalt	12,380	12,380	-	-
Total Grounds Maintenance	87,830	116,271	152,558	149,115
TOTAL OPERATING EXPENSE	104,347	166,317	204,674	237,930
<u>Other</u>				
Reserve Study	-	-	-	-
Transfer to Reserves	-	-	20,326	12,070
<u>Total Other</u>	-	-	20,326	12,070
TOTAL EXPENSE	104,347	166,317	225,000	250,000

OPERATING NET INCOME	70,608	39,538	-	-
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**GATEWAY PARK MASTER HOA
2026 RESERVE BUDGET**

	1/1/25 - 8/31/25	1/1/25 - 12/31/25	2025	2025
	Actual	Projected	Annual Budget	Annual Budget
RESERVES				
<u>Reserve Income</u>				
Reserve Savings - Starting Balance	84,712	84,712	84,712	84,712
Reserve Loan - Starting Balance	215,186	215,186	215,186	215,186
Reserve Income - Transfer from Operating	-		-	-
Reserve Income - Save for Balloon Payment	-	39,538	39,538	12,070
Reserve Interest	-	-	-	-
Reserve Expenses - Loan Balloon Payment	-	-	-	-
Reserve Balance	299,898	339,436	339,436	311,968