

Sagebrook HOA Budget 2026

**September 30, 2025
Final**

				Actual	Actual	Actual	Budget	Projected	Budget	Explanation
				2022	2023	2024	2025	2025	2026	
Operating Income/Expense										
	Income									
		Late Fee		\$350	\$600			\$400		
		Other Income		\$1	\$81	\$1		\$1		
		Assessments (84 lots x \$360/lot)		\$25,200	\$25,200	\$25,200	\$27,720	\$27,720	\$30,240	2008 - \$264, 2020 - \$300, 2025 \$330, 2026 - \$360
		Total Income		\$25,551	\$25,881	\$25,201	\$27,720	\$28,121	\$30,240	
	Expense									
		Insurance		\$668	\$668	\$669	\$700	\$669	\$700	Renews in April
		Landscaping								
		Miscellaneous Landscaping		\$100	\$125	\$239	\$2,000	\$200	\$3,000	Dead tree/branch removal, mulch on islands???
		Monthly Landscaping		\$5,964	\$5,479	\$6,023	\$6,000	\$6,200	\$6,500	
		Sprinkler Repair		\$0	\$3,520	\$7,545	\$500	\$6,575	\$2,000	2023 - new meter and master valves. 2024 - New RPZ valves. 2025 - Repair Comcast damage.
				\$6,064	\$9,124	\$13,807	\$8,500	\$12,975	\$11,500	
		Administrative								
		Lien Fees		\$0	\$120					
		Management Fee		\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$8,400	
		Miscellaneous		\$203	\$21	\$72	\$200	\$200	\$200	State Corporation & HOA Renewals
		Postage and Delivery		\$217	\$268	\$216	\$250	\$250	\$250	
				\$8,220	\$8,209	\$8,088	\$8,250	\$8,250	\$8,850	
		Professional Fees								
		Accounting		\$100	\$225	\$300	\$300	\$300	\$300	
		Legal Fees		\$892	\$0			\$0		2022 - Bylaws Amended
		Total Professional Fees		\$992	\$225	\$300	\$300	\$300	\$300	
		Snow Removal (Nov - April)		\$744	\$1,762	\$1,109	\$1,700	\$2,200	\$1,800	
		Utilities								
		Electric for Sprinklers		\$263	\$265	\$264	\$300	\$300	\$300	
		Water		\$8,724	\$4,508	\$8,347	\$8,000	\$9,000	\$8,000	
		Total Utilities		\$8,987	\$4,773	\$8,611	\$8,300	\$9,300	\$8,300	
		Website		\$0	\$270	\$67	\$200	\$616	\$620	Website Hosting
		Total Operating Expense		\$25,675	\$25,031	\$32,651	\$27,950	\$34,310	\$32,070	
		Net Operating Income		-\$124	\$850	-\$7,450	-\$230	-\$6,189	-\$1,830	
		Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0	HOA Policy is to fund landscape repairs from operating account