

Robeson Meadows Homeowners' Association			
2026 Proposed Budget			
Revenues		2025 Actual	2026 Annual Budget
	Annual Dues Income	\$65,409.54	\$67,500.00
	Closing Letter Fees	\$120.00	\$120.00
	Late Fees (as of 12/31/25)	\$152.28	\$150.00
	Interest (from CD 1077406 - Maturity: 7/13/25)	\$978.10	\$900.00
	Credit Card / ACH Convenience Fees	\$10.00	\$380.00
	Total Revenues	\$66,669.92	\$69,050.00
Gross Income		\$66,669.92	\$69,050.00
Operating Expenses			
	Grounds		
	Mowing / Edging / Fall Leaves	\$14,420.00	\$15,500.00
	Entrance Flower Beds	\$3,060.00	\$3,200.00
	Entry Lighting / Wall Repair / Utility Credits	\$660.00	\$250.00
	Trees	\$7,525.00	\$8,000.00
	Storm Drain Maintenance (Spring 2026 project)	--	\$6,000.00
	Other Grounds (islands, pollinator plants, etc)	5,470.09	\$5,000.00
	Total Grounds	\$31,135.09	\$37,950.00
	Lake		
	Lake Treatments (only 5 of 6 in 2025)	\$13,417.00	\$17,000.00
	Fish Restocking & Tule Raft	\$645.43	\$500.00
	Other Lake (Friends of Geese)	\$100.00	\$100.00
	Total Lake	\$14,162.43	\$17,600.00
	General and Administrative		
	PO Box Rental + Postage	\$356.50	\$400.00
	Office Supplies	--	\$200.00
	Social Activities	--	\$200.00
	Legal, Professional Service (Kemper CPA)	\$1,719.02	\$1,800.00
	Website, JotForm, Zoom, WPForm, Google	\$363.39	\$800.00
	Liability Insurance	\$3,286.00	\$3,286.00
	Bank Charges	\$25.25	\$20.00
	Accounting Fees (Kemper CPA)	\$2,850.75	\$3,500.00
	State and Federal Taxes on CD interests	\$683.00	\$400.00
	Secretary of State Fees	\$15.00	--
	Online Payment Transaction Fees	--	\$556.00
	Total G&A	\$9,298.91	\$10,762.00
	Total Operating Expenses	\$54,611.43	\$66,312.00
Net Income		\$12,073.49	\$2,738.00
Notes:			
Reserves		\$98,459	(as of 12/31/25)
Uncollected Accounts Receivable (Delinquent Accounts)		\$8,037	(as of 12/16/25)
Social Activites - Funded solely from interest (\$1,146.24 available - as of 4/15/2025)			
Given the inflexibility of revenue generation, the Board has set 2 years of income as a prudent standard for reserves to avoid the need for special assessments.			