

Bannockburn Homeowners Association

2026 Budget

	2025			2026	
	Jan - Aug 25	Sept-Dec 25 Forecasted	Total	Proposal	
Income					
Homeowner's Dues	\$4,575	\$0	\$4,575	\$4,550	183 Homeowners * \$25 less \$25 for Lot with Sign
Homeowner's Donations	\$1,980	\$0	\$1,980	\$0	Currently 8 houses for sale.
Late fees	\$175	\$0	\$175	\$0	Assume 5 sell at \$275/ea
Transfer fee	\$250	\$550	\$800	\$1,375	\$46 (August CD Interest) x 12
Variance Requests	\$0	\$500	\$500	\$0	
Interest Income	\$352	\$184	\$536	\$552	\$36/Mo for 6 Basic Licenses \$44/Mo for 2 Premium \$75/Month Quickbooks Online
Total Income	\$7,332	\$1,234	\$8,566	\$6,477	
Expense					
Quickbooks Payment Fees	\$121	\$0	\$121	\$150	5% Increase
Dues and Subscriptions	\$1,212	\$620	\$1,832	\$1,860	New Ballot mailing Cost Included
Insurance	\$1,474	\$0	\$1,474	\$1,548	
Office Mailing Supplies	\$127	\$50	\$177	\$1,000	Tree Cutting/Trimming
Miscellaneous	\$0	\$0	\$0	\$500	Mowing Entrance
Tree Cutting/Trimming	\$1,095	\$0	\$1,095	\$600	
Mowing	\$0	\$0	\$0	\$231	
Post Office Box Rental	\$231	\$0	\$231	\$1,000	New Ballot mailing Cost Included ((.78+.78)*183 for mailing of Covenants for review, (.78+.78)*183) for Ballot mailing. (Total of \$570) + 3 mailings for Opt-out email people 3x(102x.78) less stamps in inventory.
Postage	\$93	\$0	\$93	\$750	
Total Professional Fees	\$458	\$100	\$558	\$120	
Federal Income Tax	\$118	\$0	\$118	\$20	
State Income Tax	\$17	\$0	\$17	\$0	
Entry Sign expense	\$0	\$0	\$0	\$2,500	
Social Committee	\$0	\$962	\$962	\$225	
Utilities	\$151	\$72	\$223	\$0	
Variance Request Expenses	\$750	\$0	\$750	\$0	
Website Expense	\$467	\$0	\$467	\$10,504	Domain paid up for 5 Years
Total Expense	\$6,314	\$1,804	\$8,118	\$10,504	
Net Ordinary Income	\$1,018	(\$570)	\$448	(\$4,027)	
Other Income/Expense	\$0	\$0	\$0	\$0	
Net Income	\$1,018	(\$570)	\$448	(\$4,027) *	

* = Current cash balances (\$9,186 projected EOY checking, \$500 Savings, and \$15,000 CD) can easily support the projected 2026 deficit without Dues increase especially with recent levels of dues donations and Property Transfer Income.