

HCM HOA Proposed 2026 Budget Board approved 11/29/25	Note
Assessment Amount (per lot)	690
<b>INCOME</b>	
Assessments (48 lots)	33120
Interest Income	40
Misc Other	0
--- From Maintenance Savings 2025 contribution -mulch reserve	2500 mulch will be in 2026
--- From Maintenance Savings 2024 contribution - tree replacement reserve	3000 plan for tree replacements in 2026
--- From Maintenance Savings 2024, 2025 contribution - burn reserve	5258 burn will be in 2026
<b>Total Income</b>	<b>43918</b>
<b>EXPENSES</b>	
Acct/State Fee	15
Allowance for Uncollectable Accounts	0
Utilities	700
Insurance	950
Web Site	25
Conservation Easement Maintenance	8060 CBBEL contract
From Maintenance Savings Contribution 2025 - Mulch (one half of planned expense)	2500
Mulch expense (one half of planned expense)	2500 mulch to be done in 2026 - estimate \$5000
Landscape - Monthly Maintenance	7296 Beary contract
From Maintenance Savings Contribution for 2024, 2025 - Burn (two thirds of planned exp	5258
Burn expense (one third of planned expense)	2742 2026 burn expense per contract is 8000
Pond Maintenance	2831 McCloud contract
Miscellaneous Expenses (Repairs, Landscaping, Other)	1800 aerator repair (again) + misc.
Maintenance Savings Contribution - Culverts/Dredge/Other	2000
From Maintenance Savings 2024 contribution - tree replacement reserve	3000
Tree Replacements	2000 tree replacement estimate \$5000
Prof Fees - Accountant	600
Prof Fees - Legal	3500 KSN 500/mo thru July - no extra
PO Box, Postage, Mailing Supplies	450
Board Expenses	350
<b>Total Expenses</b>	<b>46577</b>
<b>NET INCOME</b>	<b>-2659</b>