

Washington Lane Phases I-VI
2025 Budget Vs Expense w/Variance

No.	2025 Budget Line Item	Budget	Jan.	Feb.	March	April	May	June	July	August	Sept	Oct	Nov.	Dec.	Final YTD Exp	Final Budget Variance
1	Administrative Expense	200.00				26.00		18.00			195.05				239.05	-39.05
2	Attorney	5,000.00				1,700.00									1,700.00	3,300.00
3	CPA Review of Financials	2,400.00													1,300.00	1,100.00
4	Bookkeeping Services	0.00									75.00				75.00	-75.00
5	Quickbooks subscription 12 months	720.00										19.00		19.00	38.00	682.00
6	Christmas Lights/Décor	100.00												48.84	48.84	51.16
7	City of BA Water HOA	9,000.00	115.77	51.02	51.02	51.02	298.89	766.50	549.36	327.36	416.60	416.60	488.84	435.73	3,968.71	5,031.29
8	Electric Service HOA/AEP	1,400.00	97.12	147.67	185.71	98.25	98.02	101.36	103.50	104.99	103.54	109.25	109.80	105.20	1,364.41	35.59
9	Electric/light repair	600.00													0.00	600.00
10	Entrances, 4 beds/2 islands-2x per yr Labor/Plants/Mulch	2,400.00					1,090.54					1,450.00			2,540.54	-140.54
11	Fence /Power Wash	0.00													0.00	0.00
12	Fence, Park Replacement (pickets)	1,450.00						150.00							150.00	1,300.00
13	Fence /Pillars/Entrnc - Repairs or Paint	1,100.00													0.00	1,100.00
14	Filing Fees/General Admin-Liens	400.00		18.00							342.00				360.00	40.00
15	Insurance	6,300.00	481.66	481.66	481.66	842.66	481.66	481.66	481.66	481.66	481.66	554.67	554.67	554.66	6,359.94	-59.94
16	Landscaping Contract Incl's (incl's Xmas Light install)	23,210.00	1,933.75	1,933.75	1,933.75	1,933.75	1,933.75	1,933.75	1,933.75	1,933.75	1,933.75	1,950.00	1,950.00	1,950.00	23,253.75	-43.75
17	Mileage	80.00													0.00	80.00
18	Misc Expenses	200.00													0.00	200.00
19	Office Supplies/Printer Ink/Paper/Envelopes	600.00	27.35		50.95							34.90	34.90	113.94	262.04	337.96
20	Playground Mulch Refresh	800.00									600.00				600.00	200.00
21	Playground Repairs	200.00										100.00			100.00	100.00
22	Post Office Box	300.00			96.00						192.00				288.00	12.00
23	Postage - Misc., Assess Collect Letters/hw/Printing	2,000.00	157.68			38.72	10.10				10.48			513.11	730.09	1,269.91
24	Property Tax HOA	300.00												297.00	297.00	3.00
25	Repair/Maintenance General	0.00												0.00	0.00	0.00
26	Splash pad open/closing/repair	56,200.00				7,241.07		1,471.52							8,712.59	47,487.41
27	Sprinkler/Irrigation Repair	2,000.00			844.81			674.17	269.50	562.50	802.30	322.00			3,475.28	-1,475.28
28	Supplies for Maint/General	300.00										46.62		151.52	198.14	101.86
29	Tax Prep and filing	0.00													0.00	0.00
30	Tree Removal/Replacement/ Disease Treatment	600.00								125.00	125.00				250.00	350.00
31	Tree Trimming/ CleanUp Branches	600.00				100.00	30.00			3,540.00	100.00				3,770.00	-3,170.00
32	Walking Paths	0.00													0.00	0.00
33	Website Fee	0.00													0.00	0.00
34	Weed Control, Fertilizer	4,710.00		1,260.00			1,260.00	930.00				1,260.00			4,710.00	0.00
	2025 Total Annual Expenses	123,170.00	2,813.33	3,892.10	3,643.90	12,031.47	5,202.96	6,526.96	3,337.77	7,075.26	5,377.38	6,097.42	3,303.83	5,489.00	64,791.38	58,378.62
	Title Co Letter Income				400.00	600.00	200.00	600.00	400.00	400.00	200.00	400.00	200.00	200.00	3,600.00	

Washington Lane HOA Phases I-VI
2026 Annual Budget

		2026
No.	Budget Line Item	Budget
1	Administrative Expense	200
2	Attorney	9,500
3	CPA Review of Financials	1,000
4	Bookkeeping Services	6,000
5	Quickbooks subscription 12 months	480
6	Christmas Lights/Décor	600
7	City of BA Water HOA	8,500
8	Electric Service HOA/AEP	1,600
9	Electric/Light repair	800
10	Entrances, 4 beds/2 islands-2x per/yr Labor/Plants/Mulch	3,000
11	Fence /Power Wash	1,000
12	Fence, Park Repair-Replacement	400
13	Fence /Pillars/Entrances - Replace/Repair/Paint	85,000
14	Filing Fees/General Admin-Liens	400
15	Gazebo Maintenance	0
16	Insurance	6,956
17	Landscaping Contract Incl's (incl's Xmas Light install)	25,000
18	Mileage	80
19	Misc Expenses	200
20	Office Supplies/Printer Ink/Paper/Envelopes	300
21	Playground Mulch Refresh	800
22	Playground Repairs	200
23	Post Office Box	320
24	Postage - Misc., Assess Collect Letters/Inv/Printing	2,100
25	Repair/Maintenance General	400
26	Splash pad open/closing/repair	4,000
27	Sprinkler/Irrigation Repair	4,000
28	Supplies for Maint/General	300
29	Taxes Inc/Property - Tax Prep and filing	4,500
30	Tree Disease Treatment/Fertilizer	500
31	Tree Removal/Replacement	2,600
32	Tree Trimming/ CleanUp Branches	1,000
33	Walking Paths	0
34	Website Fee	1,200
35	Weed Control, Fertilizer	5,650
	Estimated Annual Expenses	178,586