

The Spires Drainage HOA

2026 Budget

Operating Income:	<u>2026</u>	<u>Comments</u>
Yearly Dues	\$109,800	366 Lots
Trash & Recycle Income	\$73,810	up 5% / was \$229.80 a year - will be: \$242 a year
		Using 305 homes at \$20.10 a month
		Carefree Disposal - now C/S Apex Waste Solutions
Delinquency Proc. Fee	\$1,200	Legal fees for Collections
Late Fees & Interest	\$600	
Attorney Fees - Collection	\$850	Legal fees for Collections by attorney
Gross Income:	\$186,260	
Operating Expenses:		
General Administrative	\$2,100	
Delinquency Fee Expense	\$1,200	
Property & D&O Liab. Insu.		
Comm Property [\$1M/\$2M/\$300k]	\$2,885	5-22-25 to 5-22-26
Crime [\$800k]	\$0	included with D&O below
Management Liability (D&O) [\$1M]	\$4,928	11-30-25 to 11-30-26
General Liability	\$5,858	11-30-25 to 11-30-26
	\$13,671	
Trash Removal Service	\$73,810	Providing 305 homes with service / \$241.29 a year
Fire Prevention & Protection		
Debris Collection	\$5,500	* two HOA events per year (\$2,750 each)
General Mx and Repair	\$5,450	snow removal at Common Areas (avg. 9 events)
	\$3,375	mowing / cleaning, weed control of Common Area tracts
	\$2,100	average of 5 mows a summer
	\$2,250	repairs to Common Areas
	\$9,000	repairs to street signs, stop signs, etc.
	\$1,319	repairs to stone MBU surrounds (1 small / 1 lrg)
	\$10,925	pet stations bags & repairs
Audit & Tax Services	\$2,300	Audit & Tax Returns (Audit every other year 2025)
Legal - Collections	\$850	Pass thru for Collections
Legal - General Counsel	\$1,750	for Board use (non Collection related)
Management Fees	\$35,136	
Other Exp/Operating Contingency	\$20,000	
Total Operating Expenses:	\$179,811	
Reserves:		
Federal Income Tax	\$5,100	
State Income Tax	\$1,350	
Total Op. Exp. + Res. Fund	\$186,260	
Surplus (Shortage)	\$0.00	