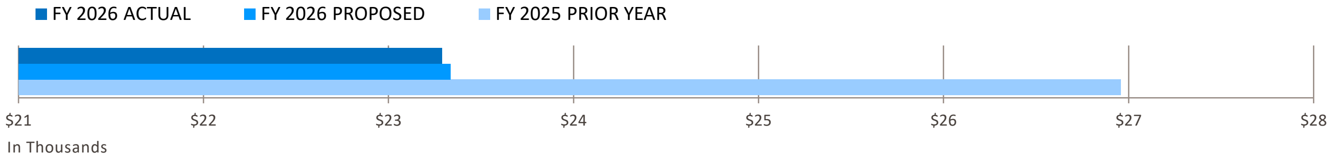
Spivey Glen HOA Budget

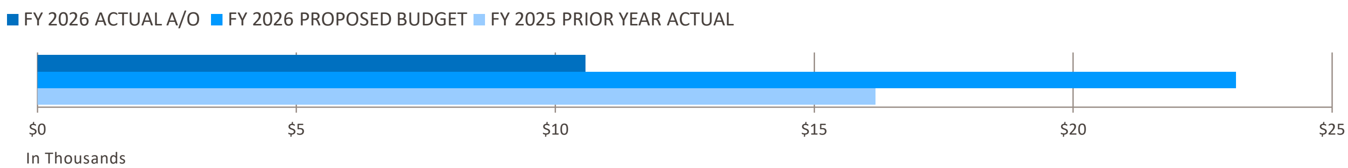
FISCAL YEAR **2026**

INCOME



INCOME	FY 2025 PRIOR YEAR	FY 2026 PROPOSED	FY 2026 ACTUAL	FY 2026 VARIANCE	FY 2025 +/- PRIOR YEAR
Homeowner Dues + Fees	23,965.76	18,100.00	18,052.50	-47.50	-5,913.26
Beginning balance A/O Jan 1	2,990.73	5,235.56	5,235.56	0.00	2,244.83
TOTALS	**$26,956.49**	**$23,335.56**	**$23,288.06**	**($47.50)**	**($5,913.26)**

EXPENSES



EXPENSES	FY 2025 PRIOR YEAR ACTUAL	FY 2026 PROPOSED BUDGET	FY 2026 ACTUAL a/o	FY 2026 VARIANCE	FY 2026 +/- PRIOR YEAR
Henry Co Water	1,883.43	2,000.00	1,465.79	(534.21)	(417.64)
Georgia Power	1,764.13	1,850.00	1,157.60	(692.40)	(606.53)
Lawn Care - OTHER	725.00	750.00	1,550.00	800.00	825.00
Lawn Care Plants	3,360.00	3,500.00	1,680.00	(1,820.00)	(1,680.00)
Lawn Care Maintenance	1,915.00	2,400.00	1,345.00	(1,055.00)	(570.00)
Nationwide Insurance	1,824.00	1,824.00	1,675.00	(149.00)	(149.00)
Office Supplies (stamps, envelopes, etc)	129.21	1,000.00	699.92	(300.08)	570.71
HOA Misc Expense	196.70	250.00		(250.00)	(196.70)
PO BOX Fee	200.00	200.00	200.00	0.00	0.00
Holiday Supplies	0.00	0.00		0.00	0.00
Meeting Expense	33.68	200.00	45.00	(155.00)	11.32
Fees	166.00	165.00		(165.00)	(166.00)
Security System Expenses	805.71	2,000.00	736.55	(1,263.45)	(69.16)
Lien Filing Expenses	0.00	500.00		(500.00)	0.00
Repairs/Maintenance	3,167.51	5,500.00	21.50	(5,478.50)	(3,146.01)
Reserve	0.00	1,000.00		(1,000.00)	0.00
TOTALS	**$16,170.37**	**$23,139.00**	**$10,576.36**	**($12,562.64)**	**($5,594.01)**

Notes:

All Cash on hand as of 1/1/2026	**$5,235.56**
All Cash on hand as of 8/7/2026	**$13,712.57**