**Red Fox Hills Income Statement - 2026**

| Income | Final 12/31/2025 | Budget 2026 | Variance | |
|---|---|---|---|---|
| Association Dues | $81,408 | $81,200 | -$208 | 0% |
| Special Assessment | 0 | 0 | 0 | |
| Transfer Fees & Interest | 529 | 114 | -415 | |
| Trash Collection Income | 39,834 | 41,029 | 1,195 | 3% |
| Total Income | 121,770 | 122,343 | 573 | **0%** |
| | | | | |
| **Operating Expenses** | | | | |
| Grounds: Lawn Care | 11,091 | 12,098 | 1,007 | |
| Grounds: Miscellaneous | 0 | 0 | 0 | |
| Grounds: Sprinkler Maintenance | 0 | 0 | 0 | |
| Grounds: Trees | 560 | 5,602 | 5,042 | |
| Grounds: Utility Power | 524 | 539 | 16 | |
| Grounds: Utility Water | 12,994 | 13,384 | 390 | |
| Grounds: Snow Removal | 0 | 0 | 0 | |
| Grounds: Stipends | 1,296 | 1,335 | 39 | |
| HOA Mgt. & Accounting | 8,647 | 8,907 | 259 | |
| Legal fees | 0 | 11,000 | 11,000 | |
| Supplies, Copies & Printing | 1,547 | 1,594 | 46 | |
| Insurance | 5,403 | 5,565 | 162 | |
| Miscellaneous (neighborhood events) | 1,373 | 3,600 | 2,227 | |
| Pool: Maintenance/Repairs | 13,496 | 13,901 | 405 | |
| Pool: Miscellaneous | 711 | 732 | 21 | |
| Pool: Stipends | 1,400 | 1,442 | 42 | |
| Pool: Supplies | 0 | 0 | 0 | |
| Pool: Utility Power | 1,755 | 1,808 | 53 | |
| Pool: Telephone | 302 | 311 | 9 | |
| Pool: Water & Sewer | 1,302 | 1,342 | 39 | |
| Trash Collection | 40,260 | 41,468 | 1,208 | |
| Total Operating Expenses | 102,661 | 124,625 | 21,964 | **18%** |
| | | | | |
| **Operating Income** | **$19,109** | **-$2,283** | **-$21,392** | |

| | Actual 2025 | Projection 2026 | |
|---|---|---|---|
| **Grounds** | 26,465 | 32,958 | 25% |
| **Admin.** | 16,971 | 30,665 | 81% |
| **Pool** | 18,966 | 19,535 | 3% |
| | 62,401 | 83,158 | 33% |

| | |
|---|---|
| **Beginning Cash** | **$32,385** |
| Forecast A/R surplus collections | 0 |
| Income / (Loss) | (2,283) |
| **Ending Cash Projection** | **$30,103** |

**2026 Income Assumptions**

| | |
|---|---|
| General rate of inflation - 2026 | **3.0%** |
| Landscape maintenance | $10,398 |
| Emerald ash borer treatment | $5,025 |
| Legal fees for covenants | $11,000 |
| Neighborhood events | $3,600 |
| Landscape maintenance | $10,398 |
| Sprinkler start-up & shutdown | $1,100 |
| Sprinkler repairs | $600 |