COMPTON GREEN HOMEOWNERS' ASSOCIATION

Treasurer's Report and Proposed FY2027 Budget

Income:	**FY26 Budget**	**FY26 Actual**	**FY27 Budget**
Dues	12,100	12,090	12,100
Interest Checking Account	3	2	2
Interest Certificate of Deposit	2,397	1,879	2,000
Total Income	**14,500**	**13,971**	**14,102**
Expenses:			
Chipper	Incl. In Landscaping	0	2,800
Insurance	5,613	5,760	5,760
Kiosks	2,500	0	3,000
Landscaping	4,000	3,245	4,000
Licensing	20	20	20
PO Box Renewal	372	372	372
Misc expense (zoom)	500	176	176
Social	300	0	300
Property Tax	75	84	84
Tax Prep	600	630	630
Utilities	530	540	540
Legal	1,500	0	0
Total Expenses	**16,010**	**10,827**	**17,682**
Grand Total	**(1,510)**	**3,144**	**(3,580)**

	FY26 End of Year Balances (Estimated)		
	Beginning 7/1/2025	**Ending 6/30/2026**	**Net Gain 6/30/2026**
BofA - Checking	21,606	22,871	1,265
BofA - CD	55,025	56,904	1,879
	76,631	**79,775**	**3,144**

Notes: Actuals for FY 2026 are estimated based on financial results through May 17, 2026, even though the fiscal year ends on June 30. Of the 121 lots, 119 paid dues. As in prior years, Lot F remains delinquent and will continue to incur delinquency and interest charges, which will ultimately lead to a lien on the property. We are working with one last member to get dues and interest paid before the end of the fiscal year.

We continue to reinvest capital reserves in a CD at BofA. We rolled all the matured CD funds into a 7-month CD to maximize the rate with zero risk. Currently the value of the CD is $56,904. This is in addition to the checking account which has a constant balance between $21,000 and $23,000, after income from dues and expenses.

The Proposed Budget for Fiscal Year ending in 2027 is essentially the same as this year's actuals and includes estimates for Kiosk repair/replacement and budget for a social event. There is no budget for legal expenses as we have not used the budget for the last two years.

The Board recommends keeping annual dues at $100 which are due July 1, 2026, and become delinquent after August 1, 2026. Zelle was used to pay dues last year by 58% of members. We continue to support Zelle as a convenient option.