COMPTON GREEN HOMEOWNERS ASSOCIATION: Treasurer's Report and Proposed FY2026 Budget

	FY 2025		FY 2026
Income:	**Actual**	**Budget**	**Proposed**
Dues	$11,700	$12,100	$12,100
Interest	$ 2,400 (est)	$ 2,500	$ 2,400
Total Income	$14,100	$14,600	$14,500
Expenses:			
Insurance	$ 5,613	$ 4,625	$ 5,613
Kiosks	$	$ 2,500	$ 2,500
Landscaping	$ 4,345	$ 4,000	$ 4,000
Licensing	$ 20	$ 20	$ 20
PO Box Renewal	$ 372	$ 372	$ 372
Misc expense	$ 236	$ 500	$ 500
Social	$	$ 300	$ 300
Property Tax	$ 75	$ 95	$ 75
Tax Prep	$ 600	$ 500	$ 600
Utilities	$ 529	$ 430	$ 530
Legal	$	$ 1,500	$ 1,500
Total Expenses	$11,790	$14,742	$16,010
Net Income (loss)	**$ 2,310 $**	**($ 142)**	**$ (1,510)**

Notes: Actuals for FY 2025 are estimates based on financials through May 13, 2025, although our fiscal year ends on June 30. Out of 121 units, 119 are current on dues but we are optimistic that we will have 120 units current before the end of the fiscal year. As usual, lot F is delinquent and will continue to accrue delinquency and interest charges constituting a lien on the property.

In July of last year, we invested $52,663.01 of capital reserves in a 13 month CD, with an annual yield of 4.9%. It will be up for renewal in August and we are expecting the 13 month interest to come in right around $2,780. This is in addition to the checking account which has held constant at between $24,000 and $25,000, after income from dues and expenses.

The Proposed Budget for Fiscal Year ending in 2026 is essentially the same as this year's actuals, but includes estimates for Kiosk repair/replacement and allowances for social and legal (which we did not use last year). The Board recommends keeping annual dues at $100 payable in July 2025. We ask that you not pay the dues until July 1 for accounting purposes. Zelle was used successfully last year and accounted for approximately half of all dues payments.

Landscaping for FY 2025 includes the chipper, clean-up on both entrances, wall and sign construction on the south entrance, and trail maintenance. There is no contingency built into the budget, since our current level of operating and capital reserves should be more than adequate to cover any unexpected charges.