

**Westbrook Heights Homeowners Association, Inc. FY 2026
Budget Report**

Funds available at beginning of financial year (01/01/2026)			\$107,953.36
Operating	Budgeted Income	Budgeted Expenses	Budget Net
> HOA Assessments			
> Regular Assessments	\$57,825.00	-	\$57,825.00
> Special Assessments	-	-	-
> Prior Year Assessments	\$8,503.50	-	\$8,503.50
> New Homeowner Initiation Fees	-	-	-
> HOA AssessmentsTotals	\$66,328.50	-	\$66,328.50
> Operating Expenses			
> Reserve Contribution - Out	-	-\$45,000.00	-\$45,000.00
> Barker Avenue Electricity	-	-\$1,200.00	-\$1,200.00
> Liability Insurance	-	-\$2,923.00	-\$2,923.00
> Safe Deposit Box	-	-\$45.00	-\$45.00
> PO Box Rental	-	-\$220.00	-\$220.00
> Annual Incorporation Renewal	-	-\$25.00	-\$25.00
> Park Mowing	-	-\$700.00	-\$700.00
> Mailings/Stamps	-	-	-
> Website Cost	-	-\$212.27	-\$212.27
> Zoom	-	-\$200.00	-\$200.00
> Meeting Rental	-	-	-
> Snow Removal/Road Treatment	-	-\$13,200.00	-\$13,200.00
> Office Supplies	-	-	-
> Events Committee	-	-	-
> Accounting	-	-\$4,823.00	-\$4,823.00
> Miscellaneous Repairs	-	-\$500.00	-\$500.00
> Bank Fees	-	-\$120.00	-\$120.00
> VFD Contribution	-	-\$500.00	-\$500.00
> Other Operating Expenses	-	-	-
> Operating ExpensesTotals	-	-\$69,668.27	-\$69,668.27
> Professional Services			
> Playground Inspection	-	-	-
> Storm Water Inspection	-	-\$9,000.00	-\$9,000.00
> Legal Services - Bylaws Rewrite	-	-\$5,000.00	-\$5,000.00
> Legal Services - Other	-	-	-
> Other Professional Services	-	-	-
> Professional ServicesTotals	-	-\$14,000.00	-\$14,000.00
Operating Totals	\$66,328.50	-\$83,668.27	-\$17,339.77
Reserves	Budgeted Income	Budgeted Expenses	Budget Net
> Reserve Income			
> Reserves Contribution - In	\$45,000.00	-	\$45,000.00
> Reserves Interest	\$5,000.00	-	\$5,000.00
> Reserve IncomeTotals	\$50,000.00	-	\$50,000.00
> Reserve Expenditures			
> Reserve Fund Study	-	-	-
> Culvert/Storm Water Maintenance	-	-\$24,000.00	-\$24,000.00
> Playground Maintenance	-	-	-
> Road Maintenance	-	-	-
> Reserve ExpendituresTotals	-	-\$24,000.00	-\$24,000.00
Reserves Totals	\$50,000.00	-\$24,000.00	\$26,000.00
Grand Totals			
	\$116,328.50	-\$107,668.27	\$8,660.23
Projected bank balance if on budget			\$116,613.59