

Beacon Knoll Villas HOA

2026 DRAFT Budget

GL Line Item/Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 YTD 10.31.25	2025 Projected	2025 Delta (Projected - 2025 Budget)	2026 Budget	2026 Comments
Income											
Assessment Income	\$ 196,572.00	\$ 206,388.00	\$ 216,580.00	\$ 227,136.00	\$ 238,420.00	\$ 250,068.00	\$ 250,068.00	\$ 250,068.00	\$ -	\$ 262,444.00	5% increase in assessments to \$721/quarter
Loan Income									\$ -		
Fines				\$ 175.00	\$ 4,200.00		\$ 10,581.25	\$ 10,581.25	\$ 10,581.25		
Fob Revenue	\$ 528.00	\$ 175.00	\$ 125.00	\$ 250.00	\$ 175.00		\$ 300.00	\$ 300.00	\$ 300.00		gate fobs; \$25/each
Interest Income	\$ 1,307.89	\$ 1,399.34	\$ 1,053.73	\$ 2,501.50	\$ 4,786.59		\$ 4,892.78	\$ 5,200.00	\$ 5,200.00		
Late Fees/Interest/Returned Check			\$ 223.40	\$ 807.60	\$ 950.60		\$ 919.66	\$ 919.66	\$ 919.66		
Credit Card Rewards/Misc.	\$ 110.00	\$ 519.75	\$ 447.48	\$ 240.69	\$ 83.14				\$ -		Truist/BB&T credit card rewards
TOTAL	\$ 198,517.89	\$ 208,482.09	\$ 218,429.61	\$ 231,110.79	\$ 248,615.33	\$ 250,068.00	\$ 266,761.69	\$ 267,068.91	\$ 17,000.91	\$ 262,444.00	
Expenses											
Bank Fees	\$ 12.00	\$ -	\$ 79.10						\$ -		previously years from check images on statements & deposit errors
Beacon Knoll Assessments	\$ 38,948.00	\$ 38,948.00	\$ 40,768.00	\$ 40,768.00	\$ 42,770.00	\$ 44,590.00	\$ 44,590.00	\$ 44,590.00	\$ -	\$ 46,410.00	2022-2023 was the same; 5% increase in 2024 to \$470/year x 91 units; going to \$490/year in 2025, 2026 is 4.08%.
Cloud/Website Services	\$ 838.50	\$ 774.00	\$ 829.50	\$ 918.00	\$ 918.00	\$ 918.00	\$ 688.50	\$ 918.00	\$ -	\$ 918.00	skyline cloud services/QuickBooks remote access \$76.50/month; BKV website free; Zonzon also free
Glass Replacements	\$ -		\$ -		\$ 233.44			\$ -	\$ -		HOA no longer covering this expense per maintenance matrix
Insurance Expense	\$ 32,691.52	\$ 32,732.34	\$ 36,488.25	\$ 49,795.32	\$ 73,254.80	\$ 99,162.60	\$ 77,576.90	\$ 89,214.90	\$ (9,947.70)	\$ 80,461.70	agency: AIAI and policies through: CAU for 1 installment due in January (no payment remittance Feb-May) + 10% for 2026; renewal is 5.19.26.
Landscaping Contract	\$ 41,316.00	\$ 41,316.00	\$ 36,466.50	\$ 47,620.70	\$ 47,518.98	\$ 43,120.00	\$ 35,760.00	\$ 42,800.00	\$ (320.00)	\$ 45,120.00	contract with Bland through July, 2026, then a 5% increase; \$2k for C-buffer
Irrigation Repairs	\$ 3,004.46	\$ 2,156.00	\$ 2,310.66	\$ 5,270.31	\$ 714.14	\$ 3,000.00	\$ 14,016.00	\$ 14,500.00	\$ 11,500.00	\$ 5,000.00	repairs to the buildings as necessary/handyman, roof, gutter, etc.
Landscaping Repairs	\$ 6,233.00	\$ 9,331.17	\$ 7,711.16	\$ 9,863.40	\$ 14,937.90	\$ 20,000.00	\$ 8,372.28	\$ 8,372.28	\$ (11,627.72)	\$ 20,000.00	anything outside the contract; new plants (\$4k along Villa Lake), tree care, repairs, stump grinding, lakeside turf remediation (\$3,544) etc.
Pine Needles/Mulch	\$ 12,908.00	\$ 34,900.00	\$ 9,000.00	\$ 9,090.00	\$ 16,380.00	\$ -			\$ -	\$ 18,000.00	mulch as needed throughout the community
Social Functions	\$ 248.98	\$ 148.42	\$ 188.38	\$ 825.71	\$ 1,069.89	\$ 750.00	\$ -	\$ 500.00	\$ (250.00)	\$ 750.00	spring picnic, fall gathering, holiday event (possibly)
Office Supplies	\$ 1,072.14	\$ 648.01	\$ 985.63	\$ 1,271.15	\$ 1,829.72	\$ 1,500.00	\$ 1,055.62	\$ 1,200.00	\$ (300.00)	\$ 1,500.00	stamps, envelopes, check stock, Postal Route mailbox fee, mailings, printer toner, taxes, etc.
Termite Bond	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00					\$ -		reserve expense as of 2024
Professional Fees	\$ 575.00	\$ 300.00	\$ 2,235.50	\$ 2,710.00	\$ 3,356.50	\$ 2,000.00	\$ 4,009.50	\$ 8,500.00	\$ 6,500.00	\$ 2,000.00	CPA for taxes \$300, no audit, Chaos Management as needed; attorney as needed
Tax Payment									\$ -		included with office supplies
Building Repairs & Maintenance	\$ 7,711.66	\$ 5,389.27	\$ 5,867.37	\$ 22,594.27	\$ 14,338.53	\$ 15,000.00	\$ 15,220.08	\$ 22,000.00	\$ 7,000.00	\$ 20,000.00	repairs to the buildings as necessary/handyman, roof, gutter, etc.
Gate Repairs/Maintenance	\$ 377.50	\$ 336.29	\$ 1,814.88	\$ 1,173.93	\$ 3,485.10	\$ 2,464.00	\$ 3,709.89	\$ 3,709.89	\$ 1,245.89	\$ 3,500.00	Arlo \$14/month + \$108/month for MyQ online + repairs to the entrance
Tools & Equipment	\$ 56.49	\$ 68.49	\$ -			\$ -			\$ -		gate itself
Telephone/Internet Expense	\$ 751.18	\$ 795.21	\$ 973.21	\$ 1,457.02	\$ 1,058.16	\$ 1,080.00	\$ 777.62	\$ 1,032.56	\$ (47.44)	\$ 1,080.00	small tools as needed for projects in community
Water Expense	\$ 2,957.39	\$ 1,722.21	\$ 3,336.28	\$ 2,854.79	\$ 560.12	\$ 3,000.00	\$ 2,416.43	\$ 3,000.00	\$ -	\$ 3,000.00	Comporium internet (no longer need phone line) for callbox/security
Electric Expense	\$ 9,875.21	\$ 9,587.66	\$ 9,609.67	\$ 10,114.85	\$ 10,118.56	\$ 10,000.00	\$ 8,421.79	\$ 10,057.19	\$ 57.19	\$ 10,000.00	cameras \$90/month
Reserve Transfer	\$ 10,000.00	\$ 20,000.00	\$ 40,000.00	\$ 5,351.62	\$ 16,000.00	\$ 3,483.40		\$ 16,674.09	\$ 13,190.69	\$ 4,704.30	irrigation water w/ York County Water/Sewer
Loan Payment	\$ 23,748.96	\$ 23,748.96	\$ 23,748.96	\$ 17,811.72	\$ -	\$ -			\$ -		street lights; leased w/ York Electric
TOTAL	\$ 194,945.99	\$ 224,522.03	\$ 224,033.05	\$ 231,110.79	\$ 248,543.84	\$ 250,068.00	\$ 216,614.61	\$ 267,068.91	\$ 17,000.91	\$ 262,444.00	transfer from operating to reserves for future capital needs (roofs, streets, etc.); 20% of budget
Net Income (Loss)	\$ 3,571.90	\$ (16,039.94)	\$ (5,603.44)	\$ 0.00	\$ 71.49	\$ -	\$ 50,147.08	\$ (0.00)	\$ 0.00	\$ -	paid off 5 year loan in Oct 2023
RESERVES											
Income											
Special Assessment Income					\$ 212,576.00	\$ 105,924.00	\$ 105,924.00	\$ 105,924.00	\$ -		
Reserve Transfer					\$ 16,000.00	\$ 3,483.40		\$ 16,674.09	\$ 13,190.69		
TOTAL					\$228,576.00	\$109,407.40	\$105,924.00	\$122,598.09	\$13,190.69	\$0.00	
Expenses											
Reserve Study					\$ 3,350.00				\$0.00		
Roof Replacements					\$ 199,786.95			\$57,621.00	\$57,621.00		6 roofs plus flashing/soffit/gutter replacements where needed
Gate Operators									\$0.00	\$ 10,000.00	
Irrigation									\$0.00	\$ 5,000.00	
Termite Bond					\$ 12,650.00	\$8,280.00	\$5,699.86	\$7,149.32	\$1,130.68	\$ 9,135.00	termite bonds w/ Go-Forth
TOTAL					\$215,786.95	\$8,280.00	\$5,699.86	\$64,770.32	\$58,751.68	\$24,135.00	
Net Income (Loss)					\$ 12,789.05	\$ 101,127.40	\$ 100,224.14	\$ 57,827.77	\$ (45,560.99)	\$ (24,135.00)	