

Links Homeowners Association
2025 Statement of Income Actual vs. 2026 Budget

	Jan - Dec 25 Actual Results	2026 Budget	Variance	Variance Explanation
Ordinary Income/Expense				
Income				
Assessments & Other Income				
Interest Income	4,622	1,500	-3,122	Reduction in cash available for investment because of cash used for road repaving
Other Income	1,000	0	-1,000	Income from 2026 sales of homes has not been budgeted
Quarterly Assessments	223,560	240,840	17,280	Quarterly assessment budgeted at \$1,115 per resident per quarter; 8% increase vs 2025
Total Assessments & Other Income	229,182	242,340	13,158	
Total Income	229,182	242,340	13,158	
Gross Profit	229,182	242,340	13,158	
Expense				
Administrative Expense				
Bank Fees	54	100	46	
Contingency	0	1,000	1,000	
Federal Income Tax	1,340	420	-920	Reduction in FIT due to lower interest income
Insurance	5,054	5,500	446	
Licenses and Permits	61	100	39	
Master Association Fees	94,206	96,768	2,562	3% increase in Master Fees in 2026
Office Supplies	0	100	100	
Professional Fees	5,520	3,000	-2,520	Reduction in Budget caused by HOA Bylaw expense of \$5K in 2025 vs. \$3K in 2026
Utilities - Street	2,529	2,784	255	
Web Design and Maintenance	1,300	1,300	0	
Total Administrative Expense	110,064	111,072	1,008	
Grounds Expense				
Entrance Decorations	64	250	186	
Landscaping Contract	98,656	101,617	2,961	3% increase in Brightview landscape fees per the contract
Landscaping Repairs	10,960	9,000	-1,960	Reduction in landscape repair expene driven by one-time hedge replacement along Strand Blvd incurred in 2025
Utilities - Irrigation Pumps	1,833	2,000	167	
Total Grounds Expense	111,514	112,867	1,353	
Reserve Funding				
Irrigation				
Lake & Pump Controls	1,875	1,875	0	
Recharge Well	750	750	0	
Well Pump & Controls	500	500	0	
Total Irrigation	3,125	3,125	0	
Road Reserves	11,212	7,538	-3,674	Reduction in road reserves driven by one time \$5,900 catch-up contributin in 2025
Total Reserve Funding	14,337	10,663	-3,674	
Total Expense	235,915	234,602	1,313	
Net Ordinary Income	-6,733	7,738	14,471	
Net Income	-6,733	7,738	14,471	
Add 2025 Net Income Roll Forward		\$ (6,733)		
Net Income Including 2025 Roll Forward		\$ 1,005		