

TEABERRY RIDGE HOMEOWNERS MAINTENANCE CORPORATION

2026 BUDGET

	2026		2025	2025	
	BUDGET	DESCRIPTION	BUDGET	ACTUAL	Over/(under) budget
Current Operating balance	\$130.07	Balance at 12/31/2025	\$806.01	\$806.01	
Capital reserve balance	46,000.00		\$50,000.00	50,000.00	
Projected income					
Annual assessment x 122 lots	15,250.00	\$175 with \$50 early pay discount	12,200.00	12,200.00	
Estimated discount for mailbox replacement	(625.00)	Estimate of mailbox replacements	(1,000.00)	(300.00)	
Interest Income			22.00	4.07	
Resale certificates/other				75.00	
Total Funds Available	60,755.07		62,028.01	62,785.08	
Projected Expenses					
Common Area Lawn Mowing	2,289.60	\$63.60 x 25 cuts and \$58.30 x 12 cuts	2,289.60	2,157.10	(132.50)
Retention Pond Mowing	1,081.20	\$90.10 x 12 cuts	1,081.20	1,081.20	0.00
Common Area Weed & Feed	796.06	3 applications, including base of trees	729.81	796.06	66.25
Tree Pruning/Spraying/Mulching	1,200.00	Mulch, edge, pruning and spraying	750.00	1,490.72	740.72
Common Area Snow Removal	1,000.00	Estimated 4-6 snow removal events	600.00	944.83	344.83
Nature Trail Maintenance	2,000.00	Spraying/pruning/mulching	750.00	6,634.54	5,884.54
Repairs and Maintenance	2,000.00	Street/Nature trail sign maintenance, sidewalk repair, sinkhole remediation	3,000.00	1,870.82	(1,129.18)
Mail box/trail marker supplies				0.00	0.00
Real Estate Taxes	525.00	Common Area County and School Taxes	525.00	510.86	(14.14)
Insurance	600.00	Common Area Liability and D & O Coverage	600.00	576.00	(24.00)
Legal Expenses	500.00	Legal Opinions/Advice/Collections	500.00	0.00	(500.00)
Postage, Supplies Etc.	350.00	Mailings/Flyers/Directories, etc.	350.00	592.88	242.88
Total Expenses	12,341.86		11,175.61	16,655.01	
Capital reserve balance	48,000.00		50,000.00	46,000.00	
Ending operating balance	413.21		1,446.17	130.07	
Total Cash Balance	48,413.21		51,446.17	46,130.07	