Hampsted Village Association
Actual to Budget Comparison

Budget Year 2027
Homes 684

Account Number	Account Name	2025 Dec-25	2026 Jun-26	2026 Actual+Budget	2026 Budget	2027 Budget
4002-0000	**OPERATING INCOME**					
4005-0000	**INCOME**					
4025-0000	Association Fees	$209,895.72	$128,848.08	$128,848.08	$179,550.00	$205,200.00
4065-0000	Mailbox Reimbursement	$0.00	$0.00	$300.00	$600.00	$100.00
4080-0000	Late Charges	$10,111.84	$3,237.09	$7,454.16	$11,799.98	$8,000.00
4085-0000	Fees & Violations	$1,936.45	$1,300.65	$1,900.65	$1,150.00	$1,150.00
4090-0000	Interest	$22.13	$14.75	$494.75	$1,119.00	$25.00
4150-0000	Miscellaneous	$216.00	$36.00	$36.00	$0.00	$0.00
4160-0000	Prepaid Fees	$24,878.77	-$12,036.74	-$12,036.74	$0.00	$0.00
4179-0000	**TOTAL INCOME**	**$272,382.41**	**$131,488.08**	**$137,085.15**	**$194,218.98**	**$214,475.00**
4180-0000	**RESERVE FUNDING**					
4190-0000	Reserve Funding	-$11,546.00	$0.00	$0.00	-$18,850.00	-$25,650.00
4195-0000	Add'l Reserve Funding	$0.00	$0.00	$0.00	$0.00	$0.00
4199-0000	**TOTAL RESERVE FUNDING**	**-$11,546.00**	**$0.00**	**$0.00**	**-$18,850.00**	**-$25,650.00**
4990-0000	**TOTAL OPERATING INCOME**	**$260,836.41**	**$131,488.08**	**$137,085.15**	**$175,368.98**	**$188,825.00**
5000-0000	**OPERATING EXPENSES**					
5003-0000	**UTILITIES**					
5030-0000	Water & Sewer	$9,908.07	$1,454.68	$8,729.68	$8,913.00	$8,913.00
5099-0000	**TOTAL UTILITIES**	**$9,908.07**	**$1,454.68**	**$8,729.68**	**$8,913.00**	**$8,913.00**
5100-0000	**MAINTENANCE**					
5110-0000	Maintenance Labor	$6,444.00	$3,222.00	$6,444.00	$6,444.00	$6,444.00
5120-0000	Maintenance Supplies	$0.00	$38.83	$238.83	$450.00	$450.00
5195-0000	Signage/Sign Maintenance	$6,836.55	$2,350.00	$2,950.00	$4,831.00	$4,000.00
5200-0000	Painting	$0.00	$0.00	$150.00	$300.00	$300.00
5399-0000	**TOTAL MAINTENANCE**	**$13,432.46**	**$5,678.96**	**$9,850.96**	**$12,025.00**	**$11,194.00**
5500-0000	**GROUNDS**					
5510-0000	Landscape Contract	$57,268.92	$28,667.64	$57,335.64	$57,336.00	$61,879.56
5520-0000	Detail Work	$0.00	$0.00	$0.00	$0.00	$0.00
5530-0000	Pest Control	$0.00	$0.00	$200.00	$500.00	$500.00
5540-0000	Irrigation	$9,225.25	$6,451.48	$7,076.48	$5,753.00	$12,000.00
5550-0000	Snow Removal	$8,621.50	$3,585.13	$5,085.13	$10,000.00	$9,000.00
5590-0000	Pond Maintenance	$1,873.55	$584.82	$2,094.82	$2,902.00	$2,902.00
5650-0000	Tree Care	$11,173.25	$1,877.04	$2,629.54	$8,471.00	$8,510.40
5660-0000	Tree Removal/Replacementnt	$0.00	$1,770.58	$2,070.58	$1,100.00	$1,100.00
5665-0000	Fence Maintenance	$0.00	$0.00	$250.00	$500.00	$500.00
5790-0000	Misc. Grounds	$0.00	$972.00	$1,272.00	$850.00	$1,100.00
5799-0000	**TOTAL GROUNDS**	**$88,412.49**	**$43,908.69**	**$78,014.19**	**$87,412.00**	**$97,491.96**
5800-0000	**ADMINISTRATIVE**					
5810-0000	Bank Fees	$60.00	$20.00	$80.00	$90.00	$90.00
5820-0000	Office Expense	$1,689.47	$302.25	$902.25	$1,183.33	$1,183.33
5825-0000	Postage	$1,611.04	$147.26	$1,217.26	$2,200.00	$2,200.00
5862-0000	Vehicle Expense	$2,499.96	$1,249.98	$2,500.00	$2,500.00	$2,500.00
5865-0000	Architectural Expense	$9,999.96	$4,999.98	$9,999.98	$10,000.00	$10,000.00
5870-0000	Management Fees	$29,000.04	$14,500.02	$29,000.02	$29,000.00	$29,725.00
5880-0000	Legal/Accounting	$26,623.11	$4,265.50	$5,525.50	$2,520.00	$5,000.00
5885-0000	Professional Services	$6,640.94	$2,510.56	$6,118.06	$6,500.00	$6,500.00
5891-0000	Owner Direct Bill	$7,929.46	$5,628.39	$7,278.39	$3,400.00	$4,401.71
5895-0000	Misc. Administration	$0.00	$0.00	$0.00	$0.00	$0.00
5899-0000	**TOTAL ADMINISTRATIVE**	**$86,053.98**	**$33,623.94**	**$62,621.46**	**$57,393.33**	**$61,600.04**
5900-0000	**INSURANCE AND TAXES**					
5910-0000	Real Estate Tax	$2,590.40	$1,295.46	$1,295.46	$4,000.00	$4,000.00
5930-0000	Income Tax Payments	$560.00	$302.00	$1,302.00	$1,600.00	$1,600.00
5940-0000	Insurance	$2,958.00	$3,208.00	$3,969.00	$4,026.00	$4,026.00
5998-0000	**TOTAL INSURANCE AND TAXES**	**$6,108.40**	**$4,805.46**	**$6,566.46**	**$9,626.00**	**$9,626.00**

5999-0000	**TOTAL OPERATING EXPENSES**	**$203,915.40**	**$89,471.73**	**$165,782.75**	**$175,369.33**	**$188,825.00**
6001-0000	**TOTAL OPERATING NET INCOME**	**$56,921.01**	**$42,016.35**	**-$28,697.60**	**-$0.35**	**$0.00**
6501-0000	**RESERVE INCOME**					
6510-0000	Reserve Income	$32,453.04	$16,924.02	$16,924.02	$18,850.00	$25,650.00
6520-0000	Reserve Contribution	$11,546.00	$0.00	$0.00	$0.00	$0.00
6530-0000	Reserve Interest	$4,651.07	$2,324.93	$5,109.93	$2,785.00	$2,785.00
6599-0000	**TOTAL RESERVE INCOME**	**$48,650.11**	**$19,248.95**	**$22,033.95**	**$21,635.00**	**$28,435.00**
6600-0000	**RESERVE EXPENSES**					
6630-0000	Landscape Repair/Improvement	$5,888.03	$7,551.36	$16,551.36	$18,000.00	$5,000.00
6640-0000	Fence Replacement/Painting	$0.00	$0.00	$5,000.00	$10,000.00	$40,000.00
6660-0000	Leisure Trail Replacement	$0.00	$0.00	$0.00	$0.00	$0.00
6665-0000	Bridge Repair/Improvement	$0.00	$0.00	$0.00	$0.00	$0.00
6680-0000	Pond Improvements	$0.00	$0.00	$0.00	$0.00	$0.00
6710-0000	Signage Overhaul/Replacement	$0.00	$1,450.00	$1,450.00	$5,000.00	$5,000.00
6950-0000	Miscellaneous Projects	$0.00	$0.00	$0.00	$0.00	$0.00
6989-0000	**TOTAL RESERVE EXPENSES**	**$6,875.54**	**$9,001.36**	**$23,001.36**	**$33,000.00**	**$50,000.00**
6999-0000	**TOTAL RESERVE NET INCOME**	**$41,774.57**	**$10,247.59**	**-$967.41**	**-$11,365.00**	**-$21,565.00**
9999-0000	**NET INCOME**	**$98,695.58**	**$52,263.94**	**-$29,665.01**	**-$11,365.35**	**-$21,565.00**