Hampsted Village Association
Actual to Budget Comparison

Budget Year 2026
Homes 684

Account Number	Account Name	2024 Dec-24	2025 Aug-25	2025 Actual+Budget	2025 Budget	2026 Budget
4002-0000	**OPERATING INCOME**					
4005-0000	**INCOME**					
4025-0000	Association Fees	$148,716.01	$156,102.17	$156,102.17	$179,550.00	$179,550.00
4065-0000	Mailbox Reimbursement	$450.00	$0.00	$150.00	$600.00	$600.00
4080-0000	Late Charges	$6,024.65	$9,118.98	$10,206.98	$4,900.00	$11,799.98
4085-0000	Fees & Violations	$450.00	$950.00	$1,150.00	$600.00	$1,150.00
4090-0000	Interest	$24.16	$17.45	$973.45	$2,868.00	$1,119.00
4150-0000	Miscellaneous	$144.00	$216.00	$216.00	$0.00	$0.00
4160-0000	Prepaid Fees	$18,579.15	$18,339.58	$18,339.58	$0.00	$0.00
4179-0000	**TOTAL INCOME**	**$180,416.52**	**$201,034.39**	**$203,428.39**	**$188,518.00**	**$194,218.98**
4180-0000	**RESERVE FUNDING**					
4190-0000	Reserve Funding	$0.00	-$7,697.00	-$11,546.00	-$11,546.00	-$18,850.00
4195-0000	Add'l Reserve Funding	$0.00	$0.00	$0.00	$0.00	$0.00
4199-0000	**TOTAL RESERVE FUNDING**	**$0.00**	**-$7,697.00**	**-$11,546.00**	**-$11,546.00**	**-$18,850.00**
4990-0000	**TOTAL OPERATING INCOME**	**$180,416.52**	**$193,337.39**	**$191,882.39**	**$176,972.00**	**$175,368.98**
5000-0000	**OPERATING EXPENSES**					
5003-0000	**UTILITIES**					
5030-0000	Water & Sewer	$7,396.62	$4,744.69	$8,123.69	$6,922.00	$8,913.00
5099-0000	**TOTAL UTILITIES**	**$7,396.62**	**$4,744.69**	**$8,123.69**	**$6,922.00**	**$8,913.00**
5100-0000	**MAINTENANCE**					
5110-0000	Maintenance Labor	$6,444.00	$4,296.00	$6,444.00	$6,444.00	$6,444.00
5120-0000	Maintenance Supplies	$78.28	$0.00	$200.00	$600.00	$450.00
5195-0000	Signage/Sign Maintenance	$5,441.39	$3,626.55	$4,026.55	$4,431.00	$4,831.00
5200-0000	Painting	$0.00	$0.00	$100.00	$700.00	$300.00
5399-0000	**TOTAL MAINTENANCE**	**$12,263.67**	**$7,922.55**	**$10,770.55**	**$12,175.00**	**$12,025.00**
5500-0000	**GROUNDS**					
5510-0000	Landscape Contract	$57,069.84	$38,157.16	$57,181.16	$57,072.00	$57,336.00
5520-0000	Detail Work	$0.00	$0.00	$0.00	$0.00	$0.00
5530-0000	Pest Control	$645.01	$0.00	$200.00	$1,000.00	$500.00
5540-0000	Irrigation	$3,237.11	$4,520.10	$5,145.10	$9,003.00	$5,753.00
5550-0000	Snow Removal	$2,338.13	$5,065.94	$6,565.94	$10,000.00	$10,000.00
5590-0000	Pond Maintenance	$7,035.87	$1,281.70	$2,408.31	$2,658.00	$2,902.00
5650-0000	Tree Care	$10,567.29	$7,973.21	$7,973.21	$8,471.00	$8,471.00
5660-0000	Tree Removal/Replacementnt	$706.28	$0.00	$300.00	$1,100.00	$1,100.00
5665-0000	Fence Maintenance	$575.13	$0.00	$250.00	$1,000.00	$500.00
5790-0000	Misc. Grounds	$2,186.57	$0.00	$450.00	$2,000.00	$850.00
5799-0000	**TOTAL GROUNDS**	**$84,361.23**	**$56,998.11**	**$80,473.72**	**$92,304.00**	**$87,412.00**
5800-0000	**ADMINISTRATIVE**					
5810-0000	Bank Fees	$30.00	$60.00	$60.00	$0.00	$90.00
5820-0000	Office Expense	$559.48	$1,074.84	$1,408.18	$1,000.00	$1,183.33
5825-0000	Postage	$1,573.63	$1,554.11	$2,154.11	$1,600.00	$2,200.00
5862-0000	Vehicle Expense	$2,499.96	$1,666.64	$2,500.00	$2,500.00	$2,500.00
5865-0000	Architectural Expense	$0.00	$6,666.64	$9,999.98	$10,000.00	$10,000.00
5870-0000	Management Fees	$25,044.00	$19,333.36	$29,000.02	$29,000.00	$29,000.00
5880-0000	Legal/Accounting	$275.00	$16,887.19	$17,687.19	$2,400.00	$2,520.00
5885-0000	Professional Services	$5,968.73	$2,807.15	$5,301.65	$6,500.00	$6,500.00
5891-0000	Owner Direct Bill	$21,337.67	$3,085.72	$3,085.72	$0.00	$3,400.00
5895-0000	Misc. Administration	$0.00	$0.00	$0.00	$0.00	$0.00
5899-0000	**TOTAL ADMINISTRATIVE**	**$57,288.47**	**$53,135.65**	**$71,196.85**	**$53,000.00**	**$57,393.33**
5900-0000	**INSURANCE AND TAXES**					
5910-0000	Real Estate Tax	$2,603.69	$2,590.40	$2,590.40	$7,200.00	$4,000.00
5930-0000	Income Tax Payments	$298.00	$560.00	$1,560.00	$1,345.00	$1,600.00
5940-0000	Insurance	$2,830.00	$2,958.00	$3,719.00	$4,026.00	$4,026.00

5998-0000	**TOTAL INSURANCE AND TAXES**	**$5,731.69**	**$6,108.40**	**$7,869.40**	**$12,571.00**	**$9,626.00**
5999-0000	**TOTAL OPERATING EXPENSES**	**$167,041.68**	**$128,909.40**	**$178,434.21**	**$176,972.00**	**$175,369.33**
6001-0000	**TOTAL OPERATING NET INCOME**	**$13,374.84**	**$64,427.99**	**$13,448.18**	**$0.00**	**-$0.35**
6501-0000	**RESERVE INCOME**					
6510-0000	Reserve Income	$25,034.16	$24,605.75	$24,605.75	$25,650.00	$18,850.00
6520-0000	Reserve Contribution	$0.00	$7,697.00	$11,546.00	$11,546.00	$0.00
6530-0000	Reserve Interest	$4,752.71	$2,648.18	$2,648.18	$2,785.00	$2,785.00
6599-0000	**TOTAL RESERVE INCOME**	**$29,786.87**	**$34,950.93**	**$38,799.93**	**$39,981.00**	**$21,635.00**
6600-0000	**RESERVE EXPENSES**					
6630-0000	Landscape Repair/Improvement	$0.00	$4,479.84	$11,479.84	$14,000.00	$18,000.00
6640-0000	Fence Replacement/Painting	$9,400.00	$0.00	$0.00	$10,000.00	$10,000.00
6660-0000	Leisure Trail Replacement	$0.00	$0.00	$0.00	$0.00	$0.00
6665-0000	Bridge Repair/Improvement	$36,500.00	$0.00	$0.00	$0.00	$0.00
6680-0000	Pond Improvements	$7,095.66	$0.00	$0.00	$0.00	$0.00
6710-0000	Signage Overhaul/Replacement	$0.00	$0.00	$0.00	$25,000.00	$5,000.00
6950-0000	Miscellaneous Projects	$5,700.00	$0.00	$0.00	$0.00	$0.00
6989-0000	**TOTAL RESERVE EXPENSES**	**$58,695.66**	**$5,467.35**	**$12,467.35**	**$49,000.00**	**$33,000.00**
6999-0000	**TOTAL RESERVE NET INCOME**	**-$28,908.79**	**$29,483.58**	**$26,332.58**	**-$9,019.00**	**-$11,365.00**
9999-0000	**NET INCOME**	**-$15,533.95**	**$93,911.57**	**$39,780.76**	**-$9,019.00**	**-$11,365.35**