

The Loop Homeowners Association
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 - Operating Assessments	120,750	109,801
5015 - Reserve Assessments	26,250	34,900
5025 - Late Fess	0	0
5035 - Gate Clickers	0	0
5045 - ARC & App Fees	0	0
5050 - Bank Interest	0	0
5065 - Capital Contributions	0	0
TOTAL INCOME	147,000	144,700

EXPENSE		
ADMINISTRATIVE		
7105 - Accounting & Tax Prep	2,000	500
7110 - Annual Corporate Report	62	249
7120 - Office Supplies	1,000	2,500
7125 - Management Fee	13,200	13,792
7140 - Holiday Decorations	100	100
7145 - Insurance	9,636	8,500
7150 - Income Taxes	1,000	2,300
TOTAL ADMINISTRATIVE	26,998	27,941

GROUNDS		
7205 - Irrigation Maintenance	3,000	3,060
7210 - Misc. Grounds & Landscape	17,400	16,000
7220 - Grounds Clean-up	3,500	3,000
7225 - Grounds Maintenance Contract	29,725	31,000
7230 - Lake Maintenance	2,350	2,400
7235 - Backflow Inspections & Repair	100	100
7240 - Pest Control	1,000	4,100
TOTAL GROUNDS	57,075	59,660

ENTRY MAINTENANCE		
7310 - Gate Maintenance	3,000	2,000
7320 - Wall & Roadway Repairs	1,000	1,000
7325 - Security System Maintenance	300	1,500
7330 - Guardhouse Maintenance	500	600
TOTAL ENTRY MAINTENANCE	4,800	5,100

UTILITIES		
7505 - Telephone/ Internet	927	2,300
7510 - Water/Sewer	3,600	3,800
7515 - Electric	1,100	1,000
TOTAL UTILITIES	5,627	7,100

OTHER		
9010 - Transfer to Reserves	26,250	34,900
9015 - Contingency	26,250	10,000
TOTAL OTHER	52,500	44,900

TOTAL EXPENSES	147,000	144,700
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ANNUAL ASSESSMENT	2025	2026
MAINTENANCE	\$ 2,415.00	\$ 2,196.01
RESERVES	\$ 525.00	\$ 697.99
TOTAL	\$ 2,940.00	\$ 2,894.00

Total Units 50
Times Paid Per Year 1

The Loop Homeowners Association
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ YEAR
ACCT#	ASSET											
3500	General Reserves	40	35	1,512,650	264,929	26,250	10,089	10,076	291,166	1,221,484	34,900	697.99
3501	Investments Unrealized Gains				3,523	6,089	0	0	9,612	0	0	0.00
3599	Interest - Prior Years				9,001	1,075	0	-10,076	0	0	0	0.00
				1,512,650	277,454	33,414	10,089	0	300,779	1,221,484	34,900	697.99

- Note 1: Balances in 3599 will automatically be moved to 3500 in January
- Note 2: Estimated replacement cost value is based on Reserve Advisors reserve study 2020
- Note 3: Recommended funding for 2026 per reserve study is \$52,500 (see page 6 of reserve study)
- Note 4: General Reserve includes Asphalt, concrete, gates, gate house, entry system, pavers, ponds