

**Enchanted Forest Estates HOA**  
**Fiscal Year August 1, 2025 - July 31, 2026**  
**Financial Report - September 28, 2025**

Income	Actual	Budget	\$ Over Budget
2025-2026 HOA Dues Paid	\$22,150.00	\$52,400.00 *	-\$30,250.00
Delinquent HOA Dues Paid	\$4,150.00	\$0.00	\$4,150.00
Total Income	<u>\$26,300.00</u>	<u>\$52,400.00</u>	<u>-\$26,100.00</u>

\* \$52,400 = 74 Lots paying \$700 & 4 Lots (1,2,7,8) paying \$150

Expenses	Actual	Draft Budget	\$ Over Budget
Road Maintenance	\$0.00	\$24,000.00 *	
Snow Removal	\$0.00	\$18,000.00 *	
Fire Mitigation	\$0.00	\$0.00 **	
Liability Insurance - Travelers	\$178.18	\$1,325.00	
CO State Periodic Filing for HOA	\$0.00	\$25.00	
Recording Fees	\$0.00	\$120.00	
Zoom Subscription	\$0.00	\$170.00	
Website	\$0.00	\$230.00	
Legal Fees	\$0.00	\$6,000.00	
Accounting Fees	\$0.00	\$250.00	
Postage and Mailing	\$0.00	\$250.00	
Printing	\$0.00	\$500.00	
Office Supplies	\$0.00	\$300.00	
Social Functions	\$0.00	\$750.00	
Signs	\$0.00	\$480.00	
Total Expenses	<u>\$178.18</u>	<u>\$52,400.00</u>	

\* Road Maintenance & Snow Removal budgets are estimated pending meeting w/ Neils.

\*\* Fire Mitigation budget is pending CWPP evaluation and recommendation.

Cash Available		
TBK Business Interest Account 3323	\$10,404.42	(from Statement dated 8/29/25)
TBK Money Market Account 4438	\$56,045.46 *	(from Statement dated 8/29/25)
Total Cash Available	<u>\$66,449.88</u>	

\* Need to confirm how much will be designated for the Reserve.

Delinquent Dues	
Lot 9	\$350.00
Lot 21	\$1,360.00
Lot 25	\$300.00
Lot 51	\$350.00
lot 59	\$350.00
Lot 66	\$700.00
Lot 74	\$1,700.00
Lot 80	\$2,760.00
Total Delinquent Dues	<u>\$7,870.00</u>