Nelson Hill
Homeowners' Association, Inc.

2027 Proposed Annual Budget

INTRODUCTION & BUDGET OVERVIEW

The Nelson Hill Homeowners Association is committed to maintaining, protecting, and improving our community while ensuring responsible financial management and transparency to all homeowners.

The proposed 2027 Annual Budget has been prepared to establish a financial plan that supports the Association's ongoing operational responsibilities, community maintenance, contracted services, administrative expenses, and anticipated improvements. This budget reflects the Board of Directors' efforts to balance the financial needs of the Association with the responsibility of managing homeowner assessments in a cost-effective and fiscally responsible manner.

Purpose of the Budget

The primary objectives of the 2027 Budget are to:

- Maintain Community Standards: Provide funding for the continued upkeep, maintenance, and preservation of Nelson Hill's common areas and shared amenities.
- Ensure Financial Stability: Allocate funds appropriately to meet anticipated expenses and maintain the Association's ability to fulfill its financial obligations.
- Promote Responsible Spending: Evaluate expenditures, obtain competitive pricing when appropriate, and prioritize cost-effective solutions that serve the best interests of the community.
- Plan for Future Needs: Account for anticipated maintenance, repairs, improvements, and other expenses that may arise throughout the year.
- Maintain Transparency: Provide homeowners with a clear understanding of how Association funds are allocated and utilized.

Board of Directors' Responsibility

The Board of Directors has a fiduciary responsibility to manage the Association's finances in the best interests of the community. In preparing this proposed budget, the Board has considered the Association's existing financial obligations, anticipated operating costs, and the importance of maintaining adequate resources for both current and future needs.

This document is presented as a proposed budget for the 2027 fiscal year and is intended to provide homeowners with an opportunity to review the Association's anticipated revenues and expenditures.

Moving Forward

A financially responsible Association benefits every homeowner. The Board recognizes that assessments represent a financial commitment from each property owner and remains mindful of its responsibility to ensure that those funds are managed prudently, efficiently, and with accountability.

We appreciate the continued participation and support of the Nelson Hill community as we work together to preserve property values, maintain our neighborhood, and ensure the long-term success of our Association.

Respectfully,

Nelson Hill Homeowners Association
Board of Directors

PLEASE SEE ATTACHED **EXHIBIT** FOR THE 2027 ANNUAL BUDGET DRAFT FOR FINAL APPROVAL AT THE NELSON HILL HOMEOWNERS ASSOCIATION ANNUAL MEETING ON **11/14/2026**

Invoiced Revenue for 2027	
HOA Dues Assessment ($159 x 438)	$69,642.00

Estimated Expenses for 2027		
Category	**Name**	**Costs Associated**
1000 - Common Areas		
1001	Dam Maintenance	$0.00
1002	Landscaping	$1,000.00
1003	Lawncare	$30,000.00
1004	Pond Maintenance	$12,000.00
1005	Repairs	$0.00
2000 - Property Expenses		
2001	Electricity	$3,200.00
2002	Property Insurance	$5,000.00
2003	Property Taxes	$1,500.00
3000 - Software		
3001	Domain	$20.00
3002	Email	$100.00
3003	PayHOA	$3000.00
3004	Website	$144.00
3005	Other	$0.00
4000 - Administrative		
4001	Annual Meeting Budget	$850.00
4002	Mailbox	$0.00
4003	Mailings	$500.00
4004	Office Supplies	$300.00
4005	Reimbursement	$0.00
4006	CPA Taxes	$900.00
5000 - Legal Fees		
5001	Lawyer Fees	$1000.00
5002	Lien Cancellations	$0.00
5003	Lien Filings	$0.00
6000 – Capital Improvements		
6001	Purchases	$5000.00
6002	Contractor Work	
7000	**Reserve Fund**	$0.00
9999	**Fraud / Unauthorized**	$0.00

Total Estimated Revenue:	$69,642.00
Total Estimated Expenses:	$64,514.00
Net Income	$5,128.00