

APPROVAL OF ASSOCIATION 2026 ANNUAL BUDGET

We have approved our Associations budget at a duly called Board Meeting on
Electronically approved 11/19/2025 by the BOD . We authorize **Inframark** to order our
maintenance fee coupon books and/or annual statements based on the attached 2026
approved budget. In the event that the maintenance fees change, we understand new coupon
books and/or annual statements will have to be reordered at our expense.

Bluestem HOA

Name of Association: _____

Signed: _____ on behalf of the Board of Directors

Dated: _____

***Please sign the first page of the budget and initial each additional page.**

Bluestem HOA 2026 Budget

		2025 Actuals as of 09/30/2025	Projected Year End 2025	2026 Budget
DESCRIPTION	2025 Budget			
INCOME				
4010	Maintenance Fees Residents (133 closings @ \$700)	33,600	93,959	93,959
4012	Assessment - Builder (currently showing 386 lots @\$350)	91,379	125,725	167,633
4123	Maintenance Fees Developer	0	0	0
4121	Delinquent Assessments (Residents)	0	0	0
4100	Cap Fee (Projected by Developer, 144 new homes @ \$700)	168,700	83,300	111,067
4160	Late Fees	0	0	0
4205	Interest on Maintenance Fees	0	1,192	1,589
4210	Delinquent Letters	0	545	727
4311	Attorney Fees - Deed Restrictions	0	0	0
4312	Attorney Fees - Maintenance	0	67	100
4317	Attorney Referral Fee	0	0	0
4325	Payment Processing Fee	0	50	0
4345	ARC Fees	500	950	1,425
4335	Deed Restriction Charge	0	0	0
4710	Misc	0	67	0
4800	Bank Interest	0	32	48
TOTAL REVENUE		294,179	305,886	376,548
EXPENSES				
MAINTENANCE				
5310	Landscape Contract	155,448	96,620	128,826
5215	Irrigation Repairs	7,500	604	805
5335	Landscape Extras and Improvements	10,000	3,776	5,035
5576	Playground Repair and Maintenance	0	0	250
5610	General Maintenance and Repairs	0	0	250
5625	Pest Control	3,000	0	3,000
TOTAL MAINTENANCE		175,948	101,000	134,667
PROFESSIONAL SERVICES				
6120	Audit	0	0	0
6130	Tax Preparation	900	0	900
6160	Legal	2,000	2,164	2,164
6162	Legal Maintenance Fees	5,000	133	200
6161	Legal Deed Restrictions	2,500	0	500
6210	Administrative Services	16,000	7,674	10,232
6211	General Administrative	0	0	0
6215	ARC Reviews	1,000	600	800
6225	Billing	2,500	0	2,000

	TOTAL PROFESSIONAL SERVICES	29,900	10,571	13,395	27,400
	UTILITIES				
6513	Power	27,000	14,374	19,165	30,000
6516	Power Irrigation	100	105	141	0
6560	Water-Sprinkler System	30,000	33,087	44,116	45,000
	TOTAL UTILITIES	57,100	47,566	63,421	75,000
	OTHER EXPENSES				
6810	Insurance	7,705	848	1,130	7,152
6855	Taxes (Property)	250	0	0	250
7110	Copies	1,500	0	0	500
7125	Distribution	300	270	405	500
7132	Postage	4,000	489	652	2,500
7135	Printing Cost	6,500	0	0	4,000
7145	Storage Fee	0	0	0	300
7270	Community Events (Gift Cards, Prizes)	4,476	0	0	10,000
7275	YOM & Seasonal Decorations	6,000	0	0	5,000
7360	Bank Charges	0	0	0	0
7365	Write Off / Bad Debt	0	40	53	0
	TOTAL OTHER EXPENSES	30,731	1,646	2,240	30,202
9820	RESERVE CONTRIBUTION	0	0	0	2,400
	TOTAL OPERATING EXPENSES	293,679	160,783	213,723	330,550
4570	PROFIT / LOSS	500	145,103	162,824	0