

Ross Estates Home Owners Association

2025 Profit & Loss by Quarter With 2026 Budgets

2026 HOA Fees:	Members	Due Date: 2026-01-01
Discount for Checks & Cash:	170	\$155
Discount for Contact eMail:	0	\$0
	129	\$15
		Late Date: 2026-02-15
		Last edited 2025-12-30

January through December 2025 - Cash Basis

	2025 Budget	2025 Jan - Mar	2025 Apr - Jun	2025 Jul - Sep	2025 Oct - Dec	2025 TOTAL	2025 \$ Over/Under Budget	2025 % of Budget	2026 Budget
Income									
Bank Interest	5.00	1.22	1.24	1.25	0.83	4.54	-0.46	90.8%	5.00
Membership Dues									
No discounts, 41 @ \$155	6,820.00	2,032.76	406.21	101.37	456.39	5,039.51	-1,780.49	73.89%	6,355.00
No discounts - 2024-Q4		2,042.78							
Contact Discount, 129 @ \$140	19,530.00	7,211.30	145.00	264.42	8.53	18,306.18	-1,223.82	93.73%	18,060.00
Discounted - 2024-Q4		10,676.93							
Transaction Fees (Venmo, PayPal)	-500.00	-9.98	-3.71			-19.20	480.80	3.84%	-20.00
Trans Fees: 2024-Q4		-5.51							
Misc (late fees, prior years, etc)		170.00	170.00	61.93	75.08	477.01			
Total Membership Dues: 2024-Q4		12,714.20							
Total Membership Dues: 2025	25,850.00	9,404.08	717.50	427.72	540.00	23,803.50	-2,523.51	171.47%	24,395.00
Discounts: Chks & Cash:	-1,100.00	-299.06	-26.21		-15.00	-755.00	345.00	68.64%	0.00
Discounts: Chks & Cash: 2024-Q4		-414.73							
Discounts: Contact Info:	-100.00		-5.00	-45.00		-50.00			-45.00
Unapplied Credits and Refunds		400.00	80.00	-725.00		-245.00			
Total Income: 2024-Q4		12,299.47							
Total Income: 2025	24,655.00	9,506.24	767.53	-341.03	525.83	10,458.57	-2,178.97	42.42%	24,355.00
Gross Income	24,655.00	21,805.71	767.53	-341.03	525.83	22,758.04	-1,896.96	92.31%	24,355.00
Expense									
Community Expenses									
Contest Awards	100.00					0.00	-100.00	0.0%	100.00
Seasonal Decorations	400.00		51.11	-51.11		0.00	-400.00	0.0%	400.00
Total Community Expenses	500.00	0.00	51.11	-51.11	0.00	0.00	-500.00	0.0%	500.00
Computer Expenses									
Accounting Software	1,800.00	705.00	705.00	825.00	550.00	2,785.00	985.00	154.72%	1,800.00
Website *	185.00				155.88	155.88	-29.12	84.26%	180.00
Website Certificate *	160.00			199.99		199.99	39.99	124.99%	200.00
Total Computer Expenses	2,145.00	705.00	705.00	1,024.99	705.88	3,140.87	995.87	146.43%	2,180.00
Landscaping and Groundskeeping									
Ben Grow L & L	6,500.00		1,895.70	1,263.80	3,159.50	6,319.00	-181.00	97.22%	6,500.00
Misc Landscaping Expenses	1,600.00		275.00	5,263.83		5,538.83	3,938.83	346.18%	2,000.00
Oasis Turf & Tree *	700.00				723.36	723.36	23.36	103.34%	750.00
Other Expenses	0.00					0.00	0.00	0.0%	0.00
Total Landscaping and Groundskeeping	8,800.00	0.00	2,170.70	6,527.63	3,882.86	12,581.19	3,781.19	142.97%	9,250.00
Operational Expenses									
Attorney	2,600.00	-6.08			142.50	136.42	-2,463.58	5.25%	2,600.00
Auditor & CPA	1,100.00					0.00	-1,100.00	0.0%	1,100.00
Insurance Expense **	2,000.00					0.00	-2,000.00	0.0%	2,000.00
Office Supplies	300.00				150.00	150.00	-150.00	50.0%	150.00
PO BOX	170.00		188.00			188.00	18.00	110.59%	190.00
Postage and Delivery	200.00					0.00	-200.00	0.0%	200.00
Professional & Service Fees	0.00	137.03	5.08	4.93		147.04	147.04	100.0%	180.00
Total Operational Expenses	6,520.00	130.95	193.08	4.93	292.50	621.46	-5,898.54	9.53%	6,420.00
Repairs and Maintenance									
Misc Repairs	1,100.00					0.00	-1,100.00	0.0%	1,000.00
Pond Expense **	1,650.00					0.00	-1,650.00	0.0%	1,690.00
Pond Expense, Misc			193.50						
Sprinkler System	500.00		250.00		265.00	515.00	15.00	103.0%	530.00
Total Repairs and Maintenance	3,250.00	0.00	443.50	0.00	265.00	708.50	-2,541.50	21.8%	3,220.00
Utilities									
Butler Rural Electric	4,500.00	567.00	1,210.00	1,595.00	900.00	4,272.00	-228.00	94.93%	4,500.00
Duke Energy	2,600.00	681.04	804.14	853.72	846.45	3,185.35	585.35	122.51%	2,800.00
Southwest Regional Water Dist	325.00	67.38	57.07	89.14	71.99	285.58	-39.42	87.87%	325.00
Total Utilities	7,425.00	1,315.42	2,071.21	2,537.86	1,818.44	7,742.93	317.93	104.28%	7,625.00
Total Expense	28,640.00	2,151.37	5,634.60	10,044.30	6,964.68	24,794.95	-3,845.05	86.58%	29,195.00
Net Income	-3,985.00	19,654.34	-4,867.07	-10,385.33	-6,438.85	-2,036.91	1,948.09	51.11%	-4,840.00

Bank Account Balances - First Day per Quarter & Last Day of the Year	2025 Jan 1	2025 April 1	2025 July 1	2025 Oct 1	2025 Dec 31
5/3rd Checking	19,296.38	27,176.50	22,478.19	13,475.69	0.00
5/3rd Savings	50,039.67	50,040.89	50,042.13	50,043.38	0.00
Total Bank Account Balances	69,336.05	77,217.39	72,520.32	63,519.07	0.00

Accounts Receivables	Home-owners	Amount 2025	Including 2026 Fees
AR - Year End	13	9,666.00	11,681.00
Credits - Homeowners that are owed money	2	-0.06	
Total Accounts Receivables	15	9,665.94	11,680.94

NOTE: 2026 HOA Fees are \$155, plus a \$15 discount which is ONLY available if the provided contact information includes at least one valid email address.

See website for more information. Contact the HOA treasurer with any questions.

Update your contact information for the \$15 discount: <http://updateContactInfo.rossestateshoa.com>

If we already have your email addresses, then you will automatically get the discounted rate. If you received the non-discounted invoice and would like to get the discount, then please fill out the contact information at the URL listed here, and a new invoice will be sent to you. Late fees will be waived if timing becomes an issue. If you have questions or any issues, please email the HOA treasurer.

There are no discounts being offered this year for cash or check payments.

The discounts for cash and check payments caused too many issues, which required too many manual adjustments, credits, and refunds. In the end, it could cost more than the service fees from the online payments.

Please see website for more information: <https://rossestatesohio.com/2026-hoa-fees-and-policies>

2026 Late Fees are \$25 and are payable after the due date if the 2026 HOA Fees are not paid in full. The late fee is not eligible for a discount, and no discount can be applied after the due date.

The HOA Board reserves the right to waive, or not to waive, the late fee at their discretion based upon individual circumstances of the homeowner/member.

Example: A payment before the due date the amount will be \$140 (\$155 - \$15 discount). Payment after the due date will be \$180 (\$155 + \$25 late fee) even if paid with a check or with cash.

Please see website for more information.

The Annual Late Fee Interest Rates, which is applied to all outstanding balances from 2025 and earlier, are based upon the US Prime Interest Rate as published on the due date, February 15, 2026, plus an additional 2%, compounded annually.

Please see website for more information: <https://rossestatesohio.com/2026-hoa-fees-and-policies/>

All outstanding balances that were incurred in 2024, and earlier, will be prepared in February 2026 to be handed over to our lawyers for the purpose of filing liens.

Please see website for more information.

As always, if anyone is having troubles making their payments for whatever reason, please contact the HOA treasurer to discuss and arrange payment options. Once contacted, and if legitimate attempts are being made to resolve their outstanding balances, then the HOA Board can help by halting all late fees, interest, and liens. We are genuinely interested in working with homeowners, but we need to be contacted to initiate the process of resolving outstanding balances.

Note: Some included expenses for 2025 include prepayments for the 2026 budget that are paid in full, and are about the same as their 2025 budget amounts. These budgeted amounts for 2026 are for the projected costs for 2027 when paid in full at the end of 2026. Prepayments of contracted expenses provide additional discounts, and are indicated with an * on the expense name.

Since this annual profit and loss report is based upon a cash basis, under the income section, there are secondary entries that record how much income was received for the 2025 HOA Fees in the fourth quarter of 2024.

Please note ** that timing for the annual Pond Maintenance and Insurance have been shifted to January 2026. As such, the expected expenses did not occur in the 2025 fiscal year. Going forward, the expenses for these charges will occur at the beginning of the new fiscal year instead of at the end. The shifting of these expenses has allowed us to cover some of the landscaping changes at the front entrance.