

**HAWTHORN FARM VILLAGE OWNERS' ASSOCIATION**  
**Adopted Budget**  
**Fiscal Year: Oct 1 2025 - Sep 30 2026**

**Revenues**

|                   |                    |                    |
|-------------------|--------------------|--------------------|
| Assessment Income | <b>\$81,340.00</b> |                    |
| Total Revenues    |                    | <b>\$81,340.00</b> |

**Expenses**

**Ground Maintenance & Repair**

|                                            |                    |
|--------------------------------------------|--------------------|
| Perimeter Landscaping Maintenance contract | \$25,050.00        |
| Perimeter Tree work – annual/response      | \$1,000.00         |
| Bark dust – annual fix if needed           | \$3,100.00         |
| Watering as needed                         | \$1,000.00         |
| <b>Total Grounds Maint &amp; Repair</b>    | <b>\$30,150.00</b> |

**Annual Management**

|                                                                       |                    |
|-----------------------------------------------------------------------|--------------------|
| Management Fees (accting services)                                    | \$11,000.00        |
| Printing & Special Services (invoicing & mail for non-digital owners) | \$1,000.00         |
| Storage Space Rental Unit                                             | \$1,350.00         |
| Washington County Certified Records Report                            | \$190.00           |
| Legal – General Counsel (includes election cost)                      | \$5,000.00         |
| Corporation Filing w/ State of Oregon                                 | \$150.00           |
| <b>Total Association Management Expenses</b>                          | <b>\$18,690.00</b> |

**HFVOA Member Services**

|                                                                |                   |
|----------------------------------------------------------------|-------------------|
| Telephone with Ziply, Zoom and Hosting                         | \$385.00          |
| HFVOA website & Email Communications (Hosting - renewal 3 yrs) | \$385.00          |
| Community Functions (survey, event)                            | \$200.00          |
| Blue Mountain ARC support                                      | \$700.00          |
| Annual Membership Meeting                                      | \$0.00            |
| <b>Total Member Services</b>                                   | <b>\$1,670.00</b> |

**Risk Management**

|                                       |                   |
|---------------------------------------|-------------------|
| Insurance                             | \$1,900.00        |
| Reserve Study                         | \$2,500.00        |
| <b>Total Risk Management Services</b> | <b>\$4,400.00</b> |

**HOA Mandated Expenses**

|                                           |                    |
|-------------------------------------------|--------------------|
| CPA-annual financial stmts review         | \$3,400.00         |
| Reserve Fund Replenishment                | \$23,030.00        |
| <b>Total Oregon HOA Mandated Expenses</b> | <b>\$26,430.00</b> |

|                          |                    |
|--------------------------|--------------------|
| <b>Total Expenses</b>    | <b>\$81,340.00</b> |
| <b>Per Lot Assesment</b> | <b>\$247</b>       |

**Notes:**

|                                                            |         |
|------------------------------------------------------------|---------|
| Total number of lots 329                                   | 329     |
| Amount per lot - Reserve Fund Replenishment                | \$70.00 |
| Reserve Study contribution of \$70.00 is included in \$247 |         |