

BAYOU ISLAND PARK HOMEOWNERS ASSOCIATION, INC.

Treasurer's Report

January 1 - April 30, 2026

Prepared: May 2, 2026

Executive Summary

This report covers the financial activity of Bayou Island Park HOA for the period January 1 - April 30, 2026. All 32 lots have paid their annual assessment of \$3,250, bringing total assessments to \$104,000. Combined with \$750 in HOA transfer fees from the sale of 1135, \$375 in HOA transfer fees from the sale of 1146, and \$6.88 in interest income, total operating income is \$105,131.88. Through four months of the fiscal year, the Association has incurred \$22,125.93 in total expenses. The Association's total cash position stands at \$149,504.27 across all accounts.

Year-to-date spending of \$22,125.93 represents 27.7% of the \$80,000 annual operating budget as outlined in the 2026 Budget Final. Several budgeted items—including insurance, pest control, and seasonal gate maintenance—have not yet been invoiced. Unbudgeted expenses totalling \$5,607.58 were incurred for taxes, a landscaping special project, tree pruning, seasonal decoration, and gravel replacement.

Cash Position

As of the report date, the Association's bank accounts hold a combined balance of \$149,504.27.

Account	Balance
Business Checking ...7200	\$25,449.72
Business Market Rate Savings ...7248	\$94,051.72
Newtek Money Market	\$30,002.83
Total Cash Position	\$149,504.27

Income

All 32 lots have paid their annual assessment of \$3,250, bringing total assessments collected to \$104,000. The Association also received \$750 in HOA transfer fees from the sale of 1135, \$375 in HOA transfer fees from the sale of 1146, and \$6.88 in interest income, for total operating income of \$105,131.88.

Monthly Expense Summary

Total expenses of \$22,125.93 were distributed across the four months as follows. April saw the highest spending at \$7,366.85 due to landscaping seasonal work, easement clearing, and the Easter event. February was the lightest month at \$3,956.99.

Month	Total Expenses	% of Total
January	\$5,696.07	25.7%
February	\$3,956.99	17.9%
March	\$5,106.02	23.1%
April	\$7,366.85	33.3%
Total	\$22,125.93	100.0%

Budget vs. Actual Expenses

The table below compares the approved 2026 annual budget (per the 2026 Budget Final) against actual year-to-date expenses through April 30. The "% Used" column shows how much of the full-year budget has been consumed so far.

Category	Annual Budget	YTD Actual	% Used
Accounting	\$900.00	\$960.00	106.7%
Administrative	\$120.00	\$469.09	390.9%
Insurance	\$9,000.00	\$0.00	0.0%
Software Subscriptions	\$850.00	\$48.91	5.8%
General & Administrative Subtotal	\$10,870.00	\$1,478.00	13.6%
Bayou Banks Erosion Control	\$3,000.00	\$0.00	0.0%
Drainage Easement Maintenance	\$2,000.00	\$800.00	40.0%
Shrubs/Flowers Replacement	\$4,000.00	\$1,400.00	35.0%
Street Maintenance	\$2,000.00	\$0.00	0.0%
Weekly Lawn Care	\$8,840.00	\$3,720.00	42.1%
Critter Trappings	\$2,500.00	\$0.00	0.0%
Mosquito Control	\$1,560.00	\$0.00	0.0%
Gate In-Ground Loop Replacement	\$1,950.00	\$0.00	0.0%
Gate Preventive Maintenance	\$1,000.00	\$689.25	68.9%
Gate Remote Upgrades	\$2,500.00	\$0.00	0.0%
Guardhouse/Fence Cleaning	\$1,500.00	\$150.00	10.0%
Security Camera Maintenance	\$1,000.00	\$193.76	19.4%
Maintenance Subtotal	\$31,850.00	\$6,953.01	21.8%
Constable Patrol	\$5,040.00	\$830.00	16.5%
Electricity	\$1,080.00	\$251.77	23.3%
Internet	\$900.00	\$301.12	33.5%
Trash Removal	\$8,400.00	\$2,016.00	24.0%
VoIP Calling Charges	\$60.00	\$15.00	25.0%
Water	\$16,800.00	\$3,147.18	18.7%
Utilities Subtotal	\$32,280.00	\$6,561.07	20.3%
Gate Repair	\$2,000.00	\$298.96	14.9%
Leak Repair	\$2,000.00	\$610.00	30.5%
Repair (Unplanned) Subtotal	\$4,000.00	\$908.96	22.7%
Social Events	\$1,000.00	\$617.31	61.7%
Community Subtotal	\$1,000.00	\$617.31	61.7%
Taxes (Unbudgeted)	N/A	\$38.83	N/A
Special Project: Landscaping (Unbudgeted)	N/A	\$1,968.75	N/A
Seasonal Decoration (Unbudgeted)	N/A	\$600.00	N/A
Gravel Replacement (Unbudgeted)	N/A	\$1,250.00	N/A
Tree Pruning (Unbudgeted)	N/A	\$1,750.00	N/A
Unbudgeted Items Subtotal	\$0.00	\$5,607.58	0.0%
GRAND TOTAL	\$80,000.00	\$22,125.93	27.7%

Notes and Observations

- Water expenses (\$3,147.18 YTD) represent 18.7% of the \$16,800 annual budget. Summer irrigation costs typically increase significantly in May through September.
- Insurance (\$9,000 budgeted) has not yet been billed. This annual premium is expected later in the year.
- Lawn Care actuals of \$3,720 represent 42.1% of the \$8,840 annual budget through four months, tracking in line with expectations.
- Mosquito control is currently in arrears. The service provider has not responded to emails regarding access to the online payment portal. The Treasurer will continue to follow up to resolve this and bring payments current.
- Unbudgeted spending of \$5,607.58 includes \$1,968.75 for a landscaping special project (Prewett, Read & Associates), \$1,750 for tree pruning, \$1,250 for gravel replacement, \$600 for seasonal decoration, and \$38.83 in property taxes. The board may wish to discuss whether to add line items for recurring items such as tree pruning and taxes in the 2027 budget.
- Gate maintenance and repair have used \$988.21 of the combined \$9,950 budget across all gate-related line items. Significant planned expenditures (in-ground loops, remote upgrades) remain ahead.

Respectfully submitted,

Adrian Jensen

Treasurer, Bayou Island Park HOA