

Approved Budget for the Fiscal Year of January 1, 2026 thru December 31, 2026

GL Account	Account Description	2025 Approved Budget	2026 Approved Budget
4000	Residential Assessments	\$ 301,587.00	\$ 360,324.53
4710	Late Fees & Interest		
4905	Reserve Contribution Income	\$ 86,000.00	\$ 86,000.00
4910	Interest Earned - Reserve Accounts		
Total Income		\$ 387,587.00	\$ 446,324.53
5010	Bad Debt	\$ 2,000.00	\$ 2,000.00
5015	Bank Charges	\$ 200.00	\$ 200.00
5025	Collection Charges	\$ 1,000.00	\$ 1,000.00
5030	Coupon Costs	\$ 1,736.00	\$ 2,232.00
5090	Office Supplies	\$ 1,500.00	\$ 2,300.00
5100	Records Storage	\$ 200.00	\$ 200.00
5195	Other Administrative Services	\$ 1,000.00	\$ 1,000.00
5210	Printing & Copying	\$ 700.00	\$ 700.00
5215	Postage	\$ 400.00	\$ 500.00
5306	Manager/Assistant Manager Salary	\$ -	\$ 35,700.00
5325	Payroll Reimbursement	\$ 4,500.00	\$ -
5330	Health Benefits	\$ -	\$ 5,200.80
5460	Property Insurance Premiums	\$ 8,316.00	\$ 7,500.00
6000	Electric Service	\$ 4,111.00	\$ 9,300.00
6040	Bundled Telecom Services	\$ 117,792.00	\$ 124,502.73
6100	Grounds & Landscaping - Contract	\$ 61,960.00	\$ 60,000.00
6160	Tree Maintenance	\$ 16,000.00	\$ 20,000.00
6199	Landscape Other	\$ -	\$ 2,000.00
6200	Irrigation Repair & Maintenance	\$ 1,000.00	\$ 7,800.00
6300	Permits & Licenses	\$ 362.00	\$ 362.00
6430	Janitorial Services	\$ 16,890.00	\$ 28,436.00
6434	Pest Control	\$ 17,400.00	\$ 18,600.00
6600	General Repair & Maintenance	\$ 14,000.00	\$ 7,000.00
6635	Janitorial Supplies & Maintenance	\$ 600.00	\$ 600.00
7000	Audit & Tax Services	\$ 500.00	\$ 500.00
7020	Legal Services	\$ 5,000.00	\$ 5,000.00
7040	Management Fees	\$ 24,420.00	\$ 17,691.00
9105	Reserve Contribution Expense	\$ 86,000.00	\$ 86,000.00
Total Expenses		\$ 387,587.00	\$ 446,324.53
Net Income/loss		\$ -	\$ -
	Maintenance Fee	2025	2026