

GL Account	2025 Budget	2026 Budget	Notes
Income (Count: 1)			
20 - Operating Revenue (Count: 1)			
			6% increase.
			127 owners x \$239.00 = \$30,353 per yr.
Operating Assessment	27375	28853	Reserve Contribution = \$1,500 - \$30,353.00 = \$28,853 in annual assessments.
	\$27,375.00	\$28,853.00	
	\$27,375.00	\$28,853.00	
Expense (Count: 13)			
25 - Landscaping (Count: 3)			
Landscape - Contract	9000	9000	
Landscape - Seasonal	0	4100	
Landscape-Ground Improvement	4000	0	
	\$13,000.00	\$13,100.00	
35 - Management Fees (Count: 1)			
Management: Contract	7812	8203	5% increase = \$683.55 per month.
	\$7,812.00	\$8,203.00	
40 - Maintenance/Repairs (Count: 2)			
General Maintenance	0	400	
Safety Inspections	250	300	
	\$250.00	\$700.00	
50 - Utilities (Count: 2)			
Electric	650	670	3% increase via website.
Water/Sewer	50	75	
	\$700.00	\$745.00	
60 - Legal Expenses (Count: 1)			
Legal Fees Expense	500	500	
	\$500.00	\$500.00	
65 - Insurance Expenses (Count: 2)			
			11% increase. \$1,950 x 0.11 = \$214.50.
Insurance Policy	1950	2165	\$1,950 + \$214.50 = \$2,164.50
Website	0	0	
	\$1,950.00	\$2,165.00	
70 - Taxes/Audit (Count: 1)			
Tax/Audit	370	400	
	\$370.00	\$400.00	
75 - Administrative/Bank Fees (Count: 1)			
Administration & Postage	2793	3040	Inflation prep.
	\$2,793.00	\$3,040.00	
	\$27,375.00	\$28,853.00	
	\$0.00	\$0.00	

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Reserve Budget 2026			
90 - Reserve Revenue (Count: 1)			
Reserve Assessment	1200	1500	300
	\$1,200.00	\$1,500.00	\$300.00