

Acct No.	Description	2025 BUDGET	2026 BUDGET	Remarks
	OPERATING REVENUES			
41110	Residential	1,712,16	1,837,44	\$88 per month / 1,740 units
41112	Alley Fees	8,820	8,820	\$1 per month / 735 units
41190	Reimbursements	34,364	34,340	Streetlight reimbursements
41420	Retail Assessments	475	507	
41530	Clubhouse Rental	5,000	2,500	
	TOTAL OPERATING REVENUES	1,760,81	1,883,60	
	OPERATING EXPENSES			
	ADMINISTRATIVE			
51110	Salaries	81,576	84,023	Lifestyle Director
52100	Mgmt Fees -	206,00	212,18	PM, assistant, inclusive back office
53300	Legal Fees	2,000	5,000	
53400	Professional Services	5,000	5,250	Tax return & Audit
53501	Elections/Annual	4,500	4,500	
54100	Office Supplies	3,000	4,500	
54111	Office Telephone	3,000	0	Shift to Google Fiber
60100	Insurance - General	35,100	36,000	
61400	Social Events	55,000	56,000	
61400	Event Staff	2,500	3,500	Flex staffing for Social Events
62230	Computer	2,000	2,500	
69000	Bad Debt Expense	1,000	1,000	
94100	Reserve Obligation	287,00	330,00	Reserve Study reviewed in 2025
	TOTAL ADMINISTRATIVE EXPENSES	687,67	744,45	
	LANDSCAPING/IRRIGATION			
71110	Landscaping	262,63	196,08	
71150	Landscaping	0	51,860	Budgeted separately 2026
71124	R & M Sidewalk	500	500	
71154	Landscape	96,000	115,00	Includes POA treatment
72651	Dog Station	7,000	8,000	
71170	Holiday	4,000	4,200	Clubhouse, wreaths, clocktower
71200	Irrigation Repairs	21,000	22,000	
71290	Irrigation Utilities	70,000	75,000	Based off 2025 actuals
71290	Storm Water System	26,570	27,000	
	TOTAL LANDSCAPING/IRRIGATION	487,70	499,64	
	REPAIRS & MAINTENANCE			
72111	R & M Lighting	1,000	1,000	
72111	R & M	1,000	10,000	Includes 2026 painting
72111	R & M Clubhouse	18,846	31,000	Includes 2026 brick pointing
72113	R & M Supplies	1,000	0	REMOVE GL / NOW IN 721112
72113	Access Control	1,000	1,000	
72115	Vandalism	1,000	2,000	
72115	R & M Alleyway	4,000	4,000	
72221	R & M Fence	2,000	3,000	
72270	R & M Common Area	1,000	1,000	
72271	R & M Playground	30,000	30,000	
72342	Cleaning -	12,130	12,130	Mint Condition contract
72611	Pool Staff	5,000	3,000	Flex staffing
72612	Pool - Service	223,00	237,12	2026 AMG contract
72613	R & M Pond	7,000	4,000	
72613	Pond Contract	0	16,308	Foster Lake/Bland Pond contract
72614	Pool - Repairs	10,000	23,000	Includes 2026 brick pointing
72615	Pool - Supplies	9,000	2,000	Split supplies / chemicals
72614	Pool - Chemicals	0	10,000	Split supplies / chemicals
72617	Pool - Permits	600	600	Lap Pool and Slide Pool
72621	Fountain Contract	8,745	9,095	2026 AMG contract
72622	R & M Fountain	5,000	5,000	
72641	Pond Treatment	16,308	0	REMOVE GL/ NOW IN 726135
72830	R & M Sport	12,000	12,500	
	TOTAL REPAIRS & MAINTENANCE EXPENS	369,62	417,75	
	SAFETY			
73000	Safety / Security	33,000	35,000	Capital Special Police contract
73400	Safety / Security Equipment	9,000	12,000	
	TOTAL SAFETY EXPENSES	42,000	47,000	
	UTILITIES			
74111	Building Utilities	18,308	13,759	Based off 2025 actuals
74210	Electric General	134,50	146,00	Based off 2025 actuals
74700	Trash Removal	21,000	15,000	GFL contract
	TOTAL UTILITIES EXPENSES	173,81	174,75	
	TOTAL OPERATING EXPENSES	1,760,81	1,883,60	