

**Common Area Budget
2026**

Common Area Budget	2025	2026
	Budget	Budget
INCOME		
40000 - HOA Dues	\$ 58,200	\$57,567
40020 - Recycle Fees (d)	\$ 3,900	\$5,895
40030 - Pond-A Fountain Dues	\$ 350	\$350
Total	\$ 62,450	\$63,812
EXPENSES		
6000 -HOA Expenses		
67250 - Mowing	\$ 5,880	\$5,880
67251 - Mulching & Edging	\$ 3,650	\$2,400
67252 - Fertilization/Weed Control	\$ 1,250	\$1,250
67253 - Bed Care	\$ 140	\$140
67256 - Pond Maintenance (b)	\$ 5,100	\$7,375
67206 - Fountain Service (Pond A)	\$ 350	\$350
67257 - Seasonal Clean Up	\$ 435	\$435
67258 - Snow Removal (c)	\$ 4,315	\$4,731
67259 - Electricity	\$ 2,400	\$2,458
67261 - Waste Removal (a)	\$ 26,781	\$31,692
67254 - Trimming & Pruning	\$ 350	\$350
67253 - Maintenance	\$ 2,500	\$500
Total HOA Expenses	\$ 53,151	\$57,561
General & Administrative		
68300 - Legal	\$500	\$500
68301 - Accounting	\$2,500	\$2,500
68302 - Insurance	\$1,500	\$1,600
68303 - Miscellaneous	\$500	\$100
68305 - Taxes	\$50	\$275
68304 - Office Expenses	\$200	\$150
68306 - Website	\$1,000	\$360
68307 - Bank Charges	\$0	\$0
68308 - Management Fees	\$0	\$0
Total General & Admin Expenses	\$6,250	\$5,485
Total Expenses	\$ 59,401	\$63,811
Anticipated Net Profit/Loss		\$1
(a) Trash Collection		\$22,239
Recycling		\$5,082
Energy Surcharge @ 16%		\$4,371
		\$31,692
(b) Includes 4 ponds and early payment discount of 3% + sales tax		
(c) Two year average (2024-2025) + 10% increase		
(d) 53 single can + 1 double cans		