

Summers Landing					
	Account	Description	2025 Budget	2025 Projected	2026 Budget
Operating Accounts					
Income Accounts					
ASSESSMENT INCOME					
	40-4000-00	Assessments	\$46,575.00	\$45,540.00	\$47,817.00
	40-4030-00	Late Fees	\$300.00	\$1,560.00	\$300.00
	40-4500-00	Interest Income - Operating	\$24.00	\$14.93	\$24.00
	40-4510-00	Interest Income - Reserve	\$3,300.00	\$3,464.09	\$3,300.00
New					
Income Accounts Total			\$50,199.00	\$50,579.02	\$51,441.00
Expense Accounts					
ADMINISTRATIVE					
	50-5000-00	Management Contract	\$18,000.00	\$18,000.00	\$18,000.00
	50-5005-00	Management Extras	\$0.00	\$0.00	\$0.00
	50-5015-00	Printing & Copies	\$1,400.00	\$1,713.00	\$2,000.00
	50-5020-00	Postage	\$1,350.00	\$1,491.46	\$1,620.00
	50-5030-00	Meeting Expense	\$40.00	\$0.00	\$40.00
	50-5040-00	Audit & Tax Preparation	\$2,000.00	\$500.00	\$1,500.00
	50-5045-00	Legal Services	\$300.00	\$2,196.11	\$2,200.00
	50-5050-00	Insurance Package	\$4,120.00	\$4,120.00	\$4,700.00
	50-5070-00	Bank Charges	\$0.00	\$120.00	\$0.00
	50-5075-00	Filing Fees	\$140.00	\$140.00	\$140.00
	50-5085-00	Reserve Study Analysis	\$0.00	\$0.00	\$0.00
	50-5090-00	Admin Miscellaneous	\$120.00	\$0.00	\$60.00
LANDSCAPING					
	53-5300-00	Landscape Contract	\$6,248.00	\$6,292.00	\$6,320.00
	53-5320-00	Landscape Extras	\$0.00	\$1,210.00	\$1,000.00
	53-5330-00	Shrub & Tree Maintenance	\$801.00	\$0.00	\$801.00
	53-5350-00	Irrigation Repairs	\$800.00	\$335.00	\$800.00
UTILITIES					
	57-5710-00	Electricity	\$11,340.00	\$11,182.17	\$11,340.00
REPAIRS & MAINTENANCE					
	65-6500-00	General Repairs & Maint	\$300.00	\$125.00	\$300.00
	65-6605-00	Fence & Wall Repairs	\$60.00	\$25.00	\$60.00
RESERVE CONTRIBUTIONS					
	70-7000-00	Contribution to Reserves	\$2,280.00	\$2,280.00	\$560.00
New					
Expense Accounts Total			\$49,299.00	\$49,729.74	\$51,441.00
Operating Accounts Net			\$900.00	\$849.28	\$0.00

\$11 inc. \$231 Annually

2yr contract term 2026

Cost for printing

Increase in postage x2

Tax returns/compilations

cost for legal services

Inc. in insurance

DPOR & SCC

No Inc.

Reserve Breakdown

2025 YE Allocated

164659.08

2025 YE Actual

155746.06