

2026 Settlement at Utica Lake Addition 2 Homeowners' Association Budget		11 Lots		Yearly Dues \$410.00	
GL	Account Description	2025 Budgeted Amount	2026 Budgeted Amount	2026 Per Unit/Year	Details
4201	Reserve Replacement Dues	\$250.00	\$355.00	\$32.27	Future Reserve Replacement Costs
5008	Management Fees	\$660.00	\$660.00	\$60.00	Professional Management Fees
5111	Property Insurance	\$385.00	\$385.00	\$35.00	Master Policy - AutoOwner's Insurance
5164	Management Software	\$0.00	\$250.00	\$22.73	AppFolio
5170	Postage & Copies	\$20.00	\$20.00	\$1.82	Meeting notices, minutes, etc.
5181	Accounting & Audit	\$320.00	\$320.00	\$29.09	Annual Tax Return Preperation
5210	Lawn Care	\$3,900.00	\$2,520.00	\$229.09	NSS
5210	Mulch Installation	\$0.00	\$0.00	\$0.00	N/A New Construction
5215	Landscape Repairs	\$0.00	\$0.00	\$0.00	N/A New Construction
5216	Pond Maintenance	\$1,613.50	\$0.00	\$0.00	N/A New Construction
Totals		\$7,148.50	\$4,510.00	\$410.00	2025 Dues \$650

Revised on 5/12/26