

2026 Lake Bluff Homeowners' Association Budget			148 Lots	Yearly Dues \$165.00	
GL	Account Description	2025 Budgeted Amount	2026 Budgeted Amount	2026 Per Unit/Year	Details
4201	Reserve Replacement Dues	\$3,325.00	\$3,285.00	\$22.20	Future Reserve Replacement Costs
5008	Management Fees	\$8,140.00	\$8,140.00	\$55.00	Professional Management Fees
5111	Property Insurance	\$450.00	\$465.00	\$3.14	Master Policy - AutoOwner's Insurance
5164	Management Software	\$0.00	\$3,270.00	\$22.09	AppFolio
5170	Postage & Copies	\$215.00	\$220.00	\$1.49	Meeting notices, minutes, etc.
5181	Accounting & Audit	\$320.00	\$320.00	\$2.16	Annual Tax Return Preperation
5210	Lawn Care	\$2,700.00	\$2,745.00	\$18.55	Newby's Seasonal Services
5210	Mulch Installation	\$0.00	\$725.00	\$4.90	Common Area Mulch Replacment
5215	Landscape Repairs	\$1,275.00	\$1,000.00	\$6.76	Plant Replacements
5216	Pond Maintenance	\$2,855.00	\$2,850.00	\$19.26	Lakeland Biologists
5220	Snow Care	\$2,180.00	\$1,400.00	\$9.46	Newby's Seasonal Services
Totals		\$21,460.00	\$24,420.00	\$165.00	2025 Dues \$145.00