2026 Chapman Villas Condominium Association Budget			48 Units	Monthly Dues $285.00	
GL	Account Description	2025 Budgeted Amount	2026 Budgeted Amount	2026 Per Unit/Month	Details
4201	Reserve Replacement Dues	$15,840.00	$16,416.00	$28.50	Future Reserve Replacement Costs
5008	Management Fees	$10,368.00	$10,368.00	$18.00	Professional Management Fees
5111	Property Insurance	$48,000.00	$47,975.00	$83.29	Master Policy
5164	Management Software	$0.00	$1,060.00	$1.84	AppFolio
5170	Postage & Copies	$70.00	$50.00	$0.09	Meeting notices, minutes, etc.
5181	Accounting & Audit	$320.00	$320.00	$0.56	Annual Tax Return Preperation
5210	Lawn Care	$39,250.00	$40,700.00	$70.66	BK Property Management
5210	Mulch	$1,360.00	$5,120.00	$8.89	Mulch Installtion (6 buildings)
5215	Landscape Repairs	$6,000.00	$6,000.00	$10.42	Plant Replacements ($125 per unit)
5216	Pond Maintenance	$1,400.00	$1,440.00	$2.50	Solitude Lake Management
5217	Exterior Improvements	$6,000.00	$6,000.00	$10.42	Common Element Maintenance ($125 per unit)
5220	Snow Care	$28,100.00	$28,710.00	$49.84	BK Property Management
	Totals	$156,708.00	$164,159.00	$285.00	2025 Dues $272.00