

Kaitlin Woods 2026 Budget

	2025	2026	Cost Per Unit Per Month
INCOME	\$355	\$400	
Association Dues	536,760.00	604,800.00	
TOTAL ASSESSMENT INCOME	536,760.00	604,800.00	
EXPENSE			
ADMINISTRATIVE EXPENSE			
Accounting Fees	500.00	525.00	0.35
Bank Charges	250.00	200.00	0.13
Donation	500.00	500.00	0.33
Legal Expense	5,000.00	4,000.00	2.65
Management Fee	30,120.00	32,520.00	21.51
Office Supplies	1,500.00	700.00	0.46
Dues/Subscriptions	1,773.00	1,793.00	1.19
Insurance	62,900.00	64,776.00	42.84
TOTAL ADMINISTRATIVE EXPENSE	102,543.00	105,014.00	69.45
UTILITY EXPENSE			
Water/Sewer	50,000.00	50,000.00	33.07
Electric-Common	12,000.00	12,000.00	7.94
TOTAL UTILITY EXPENSE	62,000.00	62,000.00	41.01
REPAIR AND MAINTENANCE EXPENSE			
Dryer Vent Cleaning	0.00	4,000.00	2.65
Exterminating	2,620.00	3,000.00	1.98
Fire System Expense	20,921.00	28,000.00	18.52
General Maintenance	---	1,000.00	0.66
Common Area Expense	6,000.00	15,000.00	9.92
Plumbing Expense	2,500.00	10,000.00	6.61
TOTAL REPAIRS/MAINTENANCE	32,041.00	61,000.00	40.34
GROUNDS			
Pond Maintenance	2,300.00	3,000.00	1.98
Snow Removal	46,372.00	47,763.00	31.59
Landscape - Additional	5,000.00	13,000.00	8.60
Landscape Contractor	37,303.75	38,442.00	25.42
TOTAL GROUNDS	90,975.75	102,205.00	67.60
RESERVE			
Transfer to Reserves	249,200.25	274,581.00	181.60
TOTAL RESERVE	249,200.25	274,581.00	181.60
TOTAL OPERATING EXPENSES	536,760.00	604,800.00	400.00
NET PROFIT / LOSS	0.00	0.00	
	\$355	\$400	
RESERVE INCOME			
Reserve Interest	1,000.00	701.00	
Transfer from Income	249,200.25	274,581.00	
TOTAL RESERVE INCOME	250,200.25	275,282.00	
RESERVE EXPENSE SUMMARY			
Roof Replacement	188,143.50	142,300.00	
Asphalt Maint/Repairs	8,400.00	58,882.00	
Building Exterior	50,990.00	50,990.00	
Concrete	6,030.00		
TOTAL RESERVE EXPENSE	253,563.50	252,172.00	
NET RESERVE INCOME	-3,363.25	23,110.00	