

| 2026 Chapman Farms Homeowners' Association Budget |                          |                      | 81 Lots              | Yearly Dues \$275.00 |                                       |
|---------------------------------------------------|--------------------------|----------------------|----------------------|----------------------|---------------------------------------|
| GL                                                | Account Description      | 2025 Budgeted Amount | 2026 Budgeted Amount | 2026 Per Unit/Year   | Details                               |
| 4201                                              | Reserve Replacement Dues | \$1,000.00           | \$1,085.00           | \$13.40              | Future Reserve Replacement Costs      |
| 5008                                              | Management Fees          | \$5,265.00           | \$5,265.00           | \$65.00              | Professional Management Fees          |
| 5111                                              | Property Insurance       | \$365.00             | \$375.00             | \$4.63               | Master Policy - AutoOwner's Insurance |
| 5164                                              | Management Software      | \$0.00               | \$1,790.00           | \$22.10              | AppFolio                              |
| 5170                                              | Postage & Copies         | \$25.00              | \$65.00              | \$0.80               | Meeting notices, minutes, etc.        |
| 5181                                              | Accounting & Audit       | \$320.00             | \$320.00             | \$3.95               | Annual Tax Return Preperation         |
| 5210                                              | Lawn Care                | \$7,385.00           | \$7,550.00           | \$93.21              | BK Property Management                |
| 5210                                              | Mulch Installation       | \$575.00             | \$500.00             | \$6.17               | Common Area                           |
| 5215                                              | Landscape Repairs        | \$300.00             | \$300.00             | \$3.70               | Plant Replacements                    |
| 5216                                              | Pond Maintenance         | \$3,500.00           | \$3,465.00           | \$42.78              | Solitude Lake Management              |
| 5220                                              | Snow Care                | \$1,500.00           | \$1,560.00           | \$19.26              | BK Property Management                |
| <b>Totals</b>                                     |                          | \$20,235.00          | \$22,275.00          | \$275.00             | 2024 Dues \$250.00                    |