

065280 EVANS POND CONDOMINIUM ASSOCIATION INC				
2026 Budget Worksheet				
For the year beginning 01-01 and ending 12-31				
COA	Description	2025 Budget	Projected 2026 Budget	
4000	INCOME			
4001	OPERATING INCOME			
4020	ASSESSMENTS - MONTHLY	352,800.00	\$ 371,700.00	
4060	LATE CHARGES	0.00		
4292	COVENANT VIOLATION FINES	0.00		
4340	INTEREST - RESERVES	0.00		
4350	INTEREST ALLOC TO RESERVES	0.00		
4970		352,800.00	\$ 371,700.00	
4980	TOTAL INCOME	352,800.00		
4990	EXPENSES			
5010	BUILDING MAINTENANCE	32,300.00	\$ 32,000.00	
5020	ROOF REPAIRS	4,800.00	\$ 2,500.00	
5060	PLUMBING REPAIRS	3,000.00	\$ 4,000.00	
5110	BUILDING CLEANING	2,300.00	\$ 2,280.00	
5172	GARAGE REPAIRS	5,000.00	\$ 3,000.00	
5186	EXTERMINATING	2,500.00	\$ 2,000.00	
5280	TRASH REMOVAL	2,500.00	\$ 2,500.00	
5620	REIMBURSABLE OWNER EXPENSE	445.00	\$ 445.00	
5808	SPRINKLER SYSTEM	4,000.00	\$ 16,000.00	
5816	FIRE ALARMS - CONTRACTED SERVICES	6,000.00	\$ 5,000.00	
6040	CONTRACTED LAWN SERVICE	34,812.00	\$ 37,075.00	
6060	MULCH	1,000.00	\$ -	
6090	POND MAINTENANCE	5,000.00	\$ 4,000.00	
	Landscape Improvements	0.00	\$ 2,000.00	
6092	HOLDING POND MOWING	2,300.00	\$ -	
	Tree Maintanance	0.00	\$ 3,000.00	
6240	TREE TRIM & REMOVAL	4,500.00	\$ 3,000.00	
6353	SNOW SERVICES	27,758.00	\$ 26,347.00	
7910	ELECTRIC	13,596.00	\$ 14,000.00	
7920	WATER/SEWER	36,870.00	\$ 40,000.00	
8020	MANAGEMENT FEE	20,175.00	\$ 21,183.75	
8025	MANAGEMENT SUPPORT	0.00	\$ 50.00	
8040	POSTAGE	0.00	\$ 700.00	
8047	CORPORATE TRANSPARENCY ACT FILING	470.00	\$ -	
8060	COPIES/PRINTING/SUPPLIES	2,000.00	\$ 2,200.00	
8069	TECHNOLOGY FEE	0.00	\$ 300.00	
8080	CPA SERVICES	200.00	\$ 225.00	
8100	LEGAL EXPENSE	900.00	\$ 3,000.00	
8180	INCOME TAX	1,110.00	\$ 2,100.00	
8335	RESERVE ANALYSIS FUND	5,000.00	\$ -	
8390	FED/STATE REQUIRED CORP REPORT FILINGS	30.00	\$ 80.00	
8481	PROPERTY INSURANCE	42,977.00	\$ 44,560.00	
8490	WORKERS COMPENSATION	975.00	\$ 1,500.00	
9170	REPLACEMENT RESERVE	86,280.00	\$ 92,654.25	
9614	FIRE PANEL REPLACEMENT	4,000.00	\$ 4,000.00	
9980	TOTAL EXPENSES	352,801.00	\$ 371,700.00	
9990	NET GAIN (LOSS)	1.00		