

**Villa du Cour Owners Association Inc.**

**2025-26 Budget Final**

| <b>COA</b>  | <b>Description</b>                     | <b>2026 Budget</b> |
|-------------|----------------------------------------|--------------------|
| <b>4000</b> | <b>INCOME</b>                          |                    |
| 4020        | ASSESSMENTS - MONTHLY                  | 1181888.00         |
| 4060        | LATE CHARGES                           | 0.00               |
| 4080        | CLOSING FEES                           | 0.00               |
| 4175        | AT&T FIBER INCOME                      | 0.00               |
| 4180        | CLUBHOUSE USAGE FEES                   | 0.00               |
| 4292        | COVENANT VIOLATION FINES               | 0.00               |
| 4293        | LEGAL/COLLECTION                       | 0.00               |
| 4340        | INTEREST - RESERVES                    | 0.00               |
| <b>4980</b> | <b>TOTAL INCOME</b>                    | <b>1181888.00</b>  |
| <b>4990</b> | <b>EXPENSES</b>                        |                    |
| 5010        | BUILDING MAINTENANCE                   | 30000.00           |
| 5060        | PLUMBING REPAIRS                       | 8000.00            |
| 5080        | ELECTRICAL REPAIRS                     | 5000.00            |
| 5095        | ELEVATOR CONTRACT                      | 20000.00           |
| 5110        | BUILDING CLEANING                      | 28480.00           |
| 5156        | HVAC REPAIRS                           | 9000.00            |
| 5162        | GARAGE DOOR MAINTENANCE                | 4000.00            |
| 5186        | EXTERMINATING                          | 3000.00            |
| 5280        | TRASH REMOVAL                          | 16848.00           |
| 5351        | FIRE ALARM SYSTEM INSPECTION           | 6050.00            |
| 6040        | CONTRACTED LAWN SERVICE                | 22400.00           |
| 6353        | SNOW SERVICES                          | 12600.00           |
| 6702        | PAYROLL - WAGES/TAXES/PROCESSING FEES  | 90300.00           |
| 7040        | CONTRACTED POOL SERVICE                | 3000.00            |
| 7910        | ELECTRIC                               | 70000.00           |
| 7920        | WATER/SEWER                            | 72400.00           |
| 7960        | GAS-BUILDING                           | 18720.00           |
| 8020        | MANAGEMENT FEE                         | 54508.00           |
| 8025        | MANAGEMENT SUPPORT                     | 0.00               |
| 8040        | POSTAGE                                | 910.00             |
| 8060        | COPIES/PRINTING/SUPPLIES               | 4000.00            |
| 8069        | TECHNOLOGY FEE                         | 3000.00            |
| 8100        | LEGAL EXPENSE                          | 7000.00            |
| 8106        | LEGAL EXPENSE - COLLECTIONS            | 0.00               |
| 8161        | ENTRY TELEPHONES                       | 3000.00            |
| 8180        | INCOME TAX                             | 0.00               |
| 8190        | MISCELLANEOUS                          | 1569.00            |
| 8230        | BANK CHARGES                           | 0.00               |
| 8390        | FED/STATE REQUIRED CORP REPORT FILINGS | 0.00               |
| 8481        | PROPERTY INSURANCE                     | 188103.00          |
| 8490        | WORKERS COMPENSATION                   |                    |
| 9170        | REPLACEMENT RESERVES                   | 500000.00          |
| <b>9980</b> | <b>TOTAL EXPENSES</b>                  | <b>1181888.00</b>  |
| <b>9990</b> | <b>NET GAIN (LOSS)</b>                 | <b>0.00</b>        |