2026 Hunter Oaks Villas Condominium Association Budget			20 Units	Monthly Dues $290.00	
GL	Account Description	2025 Budgeted Amount	2026 Budgeted Amount	2026 Per Unit/Month	Details
4201	Reserve Replacement Dues	$8,760.00	$6,960.00	$29.00	Future Reserve Replacement Costs
5008	Management Fees	$4,320.00	$4,320.00	$18.00	Professional Management Fees
5111	Property Insurance	$9,525.00	$19,430.00	$80.96	Master Policy - American Family Insurance
5164	Management Software	$0.00	$445.00	$1.85	AppFolio
5170	Postage & Copies	$25.00	$30.00	$0.13	Meeting notices, minutes, etc.
5181	Accounting & Audit	$320.00	$320.00	$1.33	Annual Tax Return Preperation
5210	Lawn Care	$40,090.00	$12,660.00	$52.75	Newby's Seasonal Services
5210	Mulch Installation	$1,582.50	$2,500.00	$10.42	Mulch (common areas in phase one)
5215	Landscape Repairs	$1,250.00	$1,250.00	$5.21	Plant Replacements ($125 per building)
5216	Pond Maintenance	$0.00	$1,225.00	$5.10	Lakeland Biologists
5217	Exterior Improvements	$750.00	$510.00	$2.13	Common Element Maintenance
5220	Snow Care	$23,750.00	$19,950.00	$83.13	First Class Concrete
5230	Concrete/Asphalt Repairs	$1,520.00	$0.00	$0.00	Asphalt Crackfiling and Resealing
	Surplus Adjustment	-$4,352.50	$0.00	$0.00	Surplus to Cover Asphalt Resealing, Mulch, and Landscape Repairs
	Totals	$87,540.00	$69,600.00	$290.00	2025 Monthly Dues $365.00

Revised On 12/9/25