2026 Tallgrass Villas Condominium Association Budget			48 Units	Monthly Dues $365.00	
GL	Account Description	2025 Budgeted Amount	2026 Budgeted Amount	2026 Per Unit/Month	Details
4201	Reserve Replacement Dues	$22,464.00	$21,024.00	$36.50	Future Reserve Replacement Costs
5008	Management Fees	$10,368.00	$10,368.00	$18.00	Professional Management Fees
5111	Property Insurance	$48,000.00	$45,000.00	$78.13	Master Policy
5150	Trash & Recycling	$17,875.00	$17,000.00	$29.51	GFL
5164	Management Software	$0.00	$1,060.00	$1.84	AppFolio
5170	Postage & Copies	$50.00	$65.00	$0.11	Meeting notices, minutes, etc.
5181	Accounting & Audit	$320.00	$320.00	$0.56	Annual Tax Return Preperation
5210	Lawn Care	$56,000.00	$41,845.00	$72.65	BK
5215	Landscape Repairs	$3,600.00	$8,400.00	$14.58	Plant Replacements ($150 per unit)
5216	Pond Maintenance	$1,550.00	$1,535.00	$2.66	Lakeland Biologists
5217	Exterior Improvements	$2,000.00	$1,125.00	$1.95	Common Element Maintenance
5220	Snow Care	$62,500.00	$62,500.00	$108.51	ASI
	Totals	$224,727.00	$210,242.00	$365.00	2025 Dues $390.00