

HEATHERIDGE SOUTH ASSOCIATION		
2026 BUDGET SUMMARY		
Board Approved: 11.17.2025 w/ no increase.		2026
Owner Ratified: 12.02.2025		BUDGET
INCOME:		
Maintenance Fees	\$	1,030,620
Insurance Assessment (3200)	\$	-
Keys (3500)	\$	-
Interest Income (Operating Fund)	\$	-
Comcast Income (3591)	\$	-
Miscellaneous		
Legal Reimbursement (3700)	\$	-
Administration Fees (3710)	\$	-
Repair Reimbursement (3720)	\$	-
Rule Violation (3750)	\$	-
Clubhouse Rental (3760)	\$	-
Late Charges	\$	-
TOTAL INCOME	\$	1,030,620
EXPENSES:		
OPERATING EXPENSES		
Water (4000)	\$	90,000
Sewer (4010)	\$	54,000
Gas (4020)	\$	3,200
Electric (4030)	\$	3,400
Rubbish (4040)	\$	46,000
MAINTENANCE EXPENSES		
Building Maintenance (5100)	\$	15,000
Irrigation Maintenance (5195)	\$	15,000
Snow Removal (5180)	\$	10,000
Lawncare (5190)	\$	65,712
Tree & Shrub Care (5197)	\$	30,000
Yard Improvements (5196)	\$	-
Pool Maintenance (5200)	\$	9,000
Clubhouse Maintenance (5240)	\$	-
Plumbing Services (5280)	\$	20,000
Plumbing Cleanouts (5279)	\$	32,000
Plumbing Restoration (5281)	\$	4,000
CARD SYSTEM (5300)	\$	5,000
SITE MAINTENANCE EXPENSES		
Payroll Site Maintenance (5320)	\$	100,800
Supplies (5406)	\$	4,000
Payroll Taxes (5321)	\$	-
Payroll Fee (5323)	\$	-
SUPPLIES		
Pool Supplies (6420)	\$	1,800
Office Supplies (6460)	\$	1,000
Coupon Books (6470)	\$	500
ADMINISTRATIVE EXPENSE		
Management Fee (7510)	\$	37,200
Declaration Amendment Fund	\$	-
Legal (7520)	\$	5,400
Audit (7521)	\$	2,150
Taxes (7522)	\$	3,000
Comcast Revenue Share (7527)		
Insurance (7530)	\$	346,000
Postage (7540)	\$	1,600
Phone (7541)	\$	1,800
Copies/Printing (7550)	\$	1,000
Minutes (7551)	\$	-
Miscellaneous (7570)	\$	15,000
Board Expenses (7630)	\$	500
Reimbursable Legal (7580)	\$	-
Collection Admin Fees (8710)	\$	-
Holiday Expense (7650)	\$	2,500
TOTAL EXPENSES	\$	926,562
TOTAL RESERVE CONTRIBUTION	\$	103,062
NET SURPLUS (LOSS)	\$	996