

<b>HEATHERRIDGE SOUTH ASSOCIATION</b>	
<b>2026 BUDGET SUMMARY</b>	
Board Approved: 11.17.2025 w/ no increase.	<b>2026</b>
Owner Ratified: 12.02.2025	<b>BUDGET</b>
<b>INCOME:</b>	
Maintenance Fees	\$ 1,030,620
Insurance Assessment (3200)	\$ -
Keys (3500)	\$ -
Interest Income (Operating Fund)	\$ -
Comcast Income (3591)	\$ -
Miscellaneous	
Legal Reimbursement (3700)	\$ -
Administraion Fees (3710)	\$ -
Repair Reimbursement (3720)	\$ -
Rule Violation (3750)	\$ -
Clubhouse Rental (3760)	\$ -
Late Charges	\$ -
<b>TOTAL INCOME</b>	<b>\$ 1,030,620</b>
<b>EXPENSES:</b>	
<b>OPERATING EXPENSES</b>	
Water (4000)	\$ 90,000
Sewer (4010)	\$ 54,000
Gas (4020)	\$ 3,200
Electric (4030)	\$ 3,400
Rubbish (4040)	\$ 46,000
<b>MAINTENANCE EXPENSES</b>	
Building Maintenance (5100)	\$ 15,000
Irrigation Maintenance (5195)	\$ 15,000
Snow Removal (5180)	\$ 10,000
Lawn care (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
<b>SITE MAINTENANCE EXPENSES</b>	
Payroll Site Maintenance (5320)	\$ 100,800
Supplies (5406)	\$ 4,000
Payroll Taxes (5321)	\$ -
Payroll Fee (5323)	\$ -
<b>SUPPLIES</b>	
Pool Supplies (6420)	\$ 1,800
Office Supplies (6460)	\$ 1,000
Coupon Books (6470)	\$ 500
<b>ADMINISTRATIVE EXPENSE</b>	
Management Fee (7510)	\$ 37,200
Declarartion 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
<b>TOTAL EXPENSES</b>	<b>\$ 926,562</b>
<b>TOTAL RESERVE CONTRIBUTION</b>	<b>\$ 103,062</b>
<b>NET SURPLUS (LOSS)</b>	<b>\$ 996</b>