

EDGEWOOD 2026 APPROVED BUDGET

Account Name	MTD Actual	YTD Actual	Annual Budget	2026 Proposed	Account Number
Income					
Dues	31,834.62	284,116.25	377,320.00	377,320.00	
FEES INCOME					
Late Fee	0.00	250.00	0.00		
Finance Charge	0.00	91.99	0.00		
Capital Fee	0.00	1,750.00	0.00		
Rental Admin Fee	0.00	250.00	0.00		
Gate Remote	75.00	125.00	0.00		
Total FEES INCOME	75.00	2,466.99	0.00		
Interest Earned	14.50	36.41	0.00		
Other Income	0.00	1,765.00	0.00		
Total Operating Income	31,924.12	288,384.65	377,320.00		
Expense					
MAINTENANCE					
General Maintenance	0.00	2,357.79		10,000.00	Combine to one line item
Cleaning and Maintenance -Other	0.00	3,638.00	n/a	n/a	
Lake/Pond Maintenance	337.08	3,014.64	3,400.00	4,500.00	
Pest Control				25,200.00	
Pest Control-Clubhouse				1,300.00	
Mulching	0.00	0.00	8,000.00	10,260.00	
Landscaping Enhancements	0.00	0.00	4,700.00	1,000.00	
Gate Maintenance	80.00	204.56	6,000.00	5,000.00	
Improvements/Landscaping,Tree replishment	6,000.00	31,264.51	40,000.00	15,000.00	
Irrigation System	0.00	17,473.52	5,000.00	18,000.00	
Total MAINTENANCE	6,417.08	57,953.02	72,540.00		
INSURANCE					
Property Insurance	0.00	9,982.06	16,410.00	17,230.00	
Total INSURANCE	0.00	9,982.06	16,410.00		
LEGAL AND OTHER PROFESSIONAL FEES					
Legal	302.50	10,724.81	1,210.00	25,000.00	
Accounting	0.00	0.00	2,750.00	2,500.00	
Total LEGAL AND OTHER PROFESSIONAL FEES	302.50	10,724.81	3,960.00		
MANAGEMENT FEES					
Management Fees	2,100.00	20,260.00	27,420.00	25,200.00	
Total MANAGEMENT FEES	2,100.00	20,260.00	27,420.00		
Office Supplies	0.00	914.38	2,830.00		Remove Line Item
UTILITIES					
Electricity	359.57	1,755.13	5,000.00	5,000.00	
Water & Sewer	149.45	1,373.62	2,020.00	2,100.00	
Electric - Pool	0.00	3,349.29	4,500.00	4,500.00	
Electric - Security Gate	255.90	2,920.28	3,400.00	3,400.00	
Electric - Street Lights	0.00	8,088.27	11,660.00	11,700.00	
Total UTILITIES	764.92	17,486.59	26,580.00		
OTHER					
Other-Miscellaneous	18.40	623.44	800.00		Remove Line Item
Bank Fees	0.00	0.00	80.00		Remove Line Item
Holiday Decorations/Events	0.00	0.00	600.00	300.00	
Total OTHER	18.40	623.44	1,480.00		
COMMON AREA					
Landscaping Maintenance - Common Area	13,708.33	112,975.20	185,020.00	118,800.00	
Total COMMON AREA	13,708.33	112,975.20	185,020.00		
POOL EXPENSES					
Maintenance Contract - Pool Expenses	995.00	9,105.00	12,300.00	12,300.00	
Other - Pool Expenses	0.00	0.00	300.00		Remove Line Item
Poolhouse - Janitorial	695.50	2,202.38	8,400.00	13,200.00	
Pool Permit	0.00	350.35	720.00	400.00	
Total POOL EXPENSES	1,690.50	11,657.73	21,720.00		
GENERAL & ADMINISTRATIVE					
Contingency	0.00	1,057.03	11,000.00	27,210.00	
Total GENERAL & ADMINISTRATIVE	0.00	1,057.03	11,000.00		
ADMINISTRATIVE					
Corporate Filing	0.00	136.25	60.00	70.00	
Postage and Copy	0.00	1,268.71	2,300.00	500.00	
Total ADMINISTRATIVE	0.00	1,404.96	2,360.00		
CAPITAL EXPENSES					
Security/Camera System	0.00	4,102.00	0.00		Remove Line Item
Total CAPITAL EXPENSES	0.00	4,102.00	0.00		
Security System - Telephone	219.90	1,759.20	6,000.00	2,650.00	
Reserve Contribution				15,000.00	
Total Operating Expense	25,221.63	250,900.42	377,320.00	377,320.00	
Total Operating Income	31,924.12	288,384.65	377,320.00		
Total Operating Expense	25,221.63	250,900.42	377,320.00		