

Club Estates East Budget

Budget Year: April 1, 2026 - March 31, 2027

Code	INCOME ITEM	2025/26 Approved Monthly Budget	2025/26 Approved Annual Budget	12 Month Average (Actuals)	2026/27 Approved Monthly Budget	2026/27 Approved Annual Budget	%	% of Total Budget
5000	Homeowner's Fees	\$33,915.00	\$406,980.00	\$31,621.94	\$37,083.00	\$444,996.00	9.34%	100%
EXPENSE ITEMS								
6060	Electric	\$392.00	\$4,704.00	\$429.07	\$433.00	\$5,196.00	10.46%	1.2%
6090	Garbage	\$2,709.00	\$32,508.00	\$2,940.89	\$3,066.00	\$36,792.00	13.18%	8.3%
6105	Gas	\$540.00	\$6,480.00	\$349.13	\$426.00	\$5,112.00	-21.11%	1.1%
6150	Sewer	\$5,072.00	\$60,864.00	\$4,597.00	\$4,868.00	\$58,416.00	-4.02%	13.1%
6180	Telephone	\$196.00	\$2,352.00	\$174.17	\$188.00	\$2,256.00	-4.08%	0.5%
6195	Water	\$2,516.00	\$30,192.00	\$2,254.75	\$2,397.00	\$28,764.00	-4.73%	6.5%
6430	Backflow Testing	\$10.00	\$120.00	\$0.00	\$8.00	\$96.00	-20.00%	0.0%
6435	Catch Basin Cleaning	\$306.00	\$3,672.00	\$322.42	\$332.00	\$3,984.00	8.50%	0.9%
6440	Sewer Line Cleanout	\$183.00	\$2,196.00	\$0.00	\$183.00	\$2,196.00	0.00%	0.5%
6495	Fire Protection	\$29.00	\$348.00	\$9.50	\$20.00	\$240.00	-31.03%	0.1%
6540	Gutter/Downspout	\$644.00	\$7,728.00	\$145.84	\$42.00	\$504.00	-93.48%	0.1%
6555	HVAC	\$80.00	\$960.00	\$0.00	\$80.00	\$960.00	0.00%	0.2%
6600	Dryer Vents	\$0.00	\$0.00	\$0.00	\$267.00	\$3,204.00	Added	0.7%
6615	Lighting	\$59.00	\$708.00	\$0.00	Removed	Removed	Removed	Removed
6675	Pest Control	\$474.00	\$5,688.00	\$390.00	\$401.00	\$4,812.00	-15.40%	1.1%
6690	Property Maintenance Exp.	\$1,311.00	\$15,732.00	\$1,479.42	\$1,522.00	\$18,264.00	16.09%	4.1%
6780	Patio Gates	\$25.00	\$300.00	\$7.25	\$10.00	\$120.00	-60.00%	0.0%
6895	Signs	\$15.00	\$180.00	\$0.00	\$15.00	\$180.00	0.00%	0.0%
7105	Association Operations Exp.	\$387.00	\$4,644.00	\$499.75	\$514.00	\$6,168.00	32.82%	1.4%
7120	Consultants (reserve study)	\$167.00	\$2,004.00	\$235.50	\$75.00	\$900.00	-55.09%	0.2%
7225	Insurance	\$2,885.00	\$34,620.00	\$2,886.00	\$3,195.00	\$38,340.00	10.75%	8.6%
7255	Legal	\$220.00	\$2,640.00	\$73.75	\$220.00	\$2,640.00	0.00%	0.6%
7285	Management Expense	\$83.00	\$996.00	-\$29.33	\$83.00	\$996.00	0.00%	0.2%
7300	Management Fee	\$1,595.00	\$19,140.00	\$1,604.00	\$1,655.00	\$19,860.00	3.76%	4.5%
7375	Website	\$13.00	\$156.00	\$0.00	\$25.00	\$300.00	92.31%	0.1%
7465	Taxes, License, Fees & Audit	\$836.00	\$10,032.00	\$521.83	\$522.00	\$6,264.00	-37.56%	1.4%
7675	Landscape Maintenance	\$3,214.00	\$38,568.00	\$3,007.75	\$3,671.00	\$44,052.00	14.22%	9.9%
7780	Tree	\$150.00	\$1,800.00	\$188.75	\$190.00	\$2,280.00	26.67%	0.5%
8335	Pool & Spa Chemicals	\$85.00	\$1,020.00	\$62.50	\$65.00	\$780.00	-23.53%	0.2%
8350	Pool & Spa Maintenance	\$463.00	\$5,556.00	\$216.00	\$222.00	\$2,664.00	-52.05%	0.6%
TOTAL FROM OPERATIONS		\$24,659.00	\$295,908.00	\$22,365.94	\$24,695.00	\$296,340.00	0.15%	66.59%
1790	General Operating Contingency	\$2,447.00	\$29,364.00	\$2,447.00	\$2,447.00	\$29,364.00	0.00%	6.60%
1908	Capital Reserve Replacement	\$6,809.00	\$81,708.00	\$6,809.00	\$9,941.00	\$119,292.00	46.00%	26.81%
TOTAL OPERATING & RESERVES		\$33,915.00	\$406,980.00	\$31,621.94	\$37,083.00	\$444,996.00	9.34%	100.00%

These projections are subject to increase or decrease to reflect changes in operating policies, and/or level of service, inflation or other causes. These projections are only estimates, prepared with due care.