

GREGOR WOODS PROPERTY OWNERS ASSOCIATION, INC.

2026 APPROVED BUDGET - 12/6/2025

ACCT CODES	DESCRIPTION	2025 Approved Budget	2026 Approved Budget	2026 Assesment/ Unit/Semi- Annual
	Income			
5010	Members Assessments	\$ 60,590.00	\$ 70,550.00	\$ 425.00
5011	Interest Income	\$ -	\$ -	\$ -
5013	NSF / Stop Payment Fees	\$ -	\$ -	\$ -
5015	Misc. Income	\$ -	\$ -	\$ -
	Total Revenues	\$ 60,590.00	\$ 70,550.00	\$ 425.00
	Administrative Expenses			
6010	Management & Bookkeeping	\$ 8,000.00	\$ 8,000.00	\$ 48.19
6011	Legal Fees	\$ 4,000.00	\$ 4,000.00	\$ 24.10
6012	CPA Services / Tax Return	\$ 450.00	\$ 500.00	\$ 3.01
6013	Office Supplies, Printing & Postage	\$ 1,500.00	\$ 1,400.00	\$ 8.43
6014	Corporate Fees	\$ 61.25	\$ 61.25	\$ 0.37
6015	Insurance (D&O & Common Areas)	\$ 4,000.00	\$ 4,000.00	\$ 24.10
6016	Bank Fees	\$ -	\$ -	\$ -
6017	Meeting Fees	\$ 250.00	\$ 250.00	\$ 1.51
	Total Admin Exp	\$ 18,261.25	\$ 18,211.25	\$ 109.71
	Operational Expenses			
6110	Landscape Maintenance	\$ 13,200.00	\$ 25,728.00	\$ 154.99
6111	Landscape Enhancement & Mulch	\$ 3,000.00	\$ 4,500.00	\$ 27.11
6112	Tree Trimming	\$ 1,800.00	\$ 3,000.00	\$ 18.07
6113	Irrigation Maintenance & Repairs	\$ 1,500.00	\$ 1,000.00	\$ 6.02
6114	Lake Maintenance	\$ 1,500.00	\$ 1,500.00	\$ 9.04
6115	General Repairs & Maintenance	\$ 6,000.00	\$ 6,000.00	\$ 36.14
6116	Swale Maintenance	\$ 8,000.00	\$ 8,000.00	\$ 48.19
	Total Maintenance	\$ 35,000.00	\$ 49,728.00	\$ 299.57
	Utilities			
6310	Electric	\$ 500.00	\$ 550.00	\$ 3.31
	Total Utilities	\$ 500.00	\$ 550.00	\$ 3.31
	Reserves			
6410	Deferred Maintenace	\$ 6,828.75	\$ 2,060.75	\$ 12.41
	Total Reserves	\$ 6,828.75	\$ 2,060.75	\$ 12.41
	Total Common Expenses	\$ 60,590.00	\$ 70,550.00	\$ 425.00
	Prior Year Surplus			
	Bi-Annual Common Exp. Assest.	\$ 365.00	\$ 425.00	
	Total Yearly Assessment		\$ 850.00	