

	...AnnualAmt	%Inc	..PerMonth	..Unit/Mon
<b>INCOME</b>				
4010 ASSOCIATION FEES	264,624	81.0	22,052	99.33
4030 CAPITAL ASSMNT	4,172	1.3	348	1.57
4050 COLLECTION CHGS	28,363	8.7	2,364	10.65
4060 VIOLATION CHGS	16,250	5.0	1,354	6.10
4080 LATE CHARGES	4,600	1.4	383	1.73
4090 LATE INTEREST	1,201	0.4	100	0.45
4150 INTEREST	7,338	2.2	612	2.75
	=====	=====	=====	=====
TOTAL INCOME	326,548	100.0	27,212	122.58
<b>GENERAL OPERATIONS</b>				
5080 PASS THRU EXP	12,265	3.8	1,022	4.60
5090 SUPPLIES	3,226	1.0	269	1.21
5095 POSTAGE	1,431	0.4	119	0.54
5150 BANK SERVICE CHG	30	0.0	3	0.01
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	16,952	5.2	1,413	6.36
<b>UTILITIES</b>				
6030 ELECTRIC	8,678	2.7	723	3.26
6060 WATER	8,141	2.5	678	3.06
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	16,819	5.2	1,402	6.31
<b>GROUNDS</b>				
5560 GROUNDS-CONTRACT	125,737	38.5	10,478	47.20
5565 GROUNDS-OTHER	19,139	5.9	1,595	7.18
5600 IRRIGATION MAINT	47,658	14.6	3,972	17.89
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	192,534	59.0	16,045	72.27
<b>MAINTENANCE</b>				
5410 STREET LT MAINT	2,603	0.8	217	0.98
5610 STORM POND MAINT	2,902	0.9	242	1.09
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	5,505	1.7	459	2.07
<b>FEES, INSUR &amp; TAXES</b>				
6200 MANAGEMENT FEES	22,056	6.7	1,838	8.28
6207 ADMIN SERVICES	1,700	0.5	142	0.64
6210 GOVERNMENT FEES	20	0.0	2	0.01
6225 CPA FEES	3,000	0.9	250	1.13
6230 LEGAL FEES	10,306	3.2	859	3.87
6231 LEGAL-COLLECTION	9,358	2.9	780	3.51
6235 RESERVE STUDY	970	0.3	81	0.36
6250 INSURANCE-CORP	8,314	2.5	693	3.12
6265 INCOME TAXES	85	0.0	7	0.03
6275 PROPERTY TAX	1,301	0.4	108	0.49
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	57,110	17.5	4,759	21.44
NET EXPENSES	288,920	88.5	24,077	108.45
	=====	=====	=====	=====
NET OPERATING INCOME	37,628	11.5	3,136	14.12

Run by-: SHARNETT  
Menu No: G/L 3.4.1  
Account: VANTAGE

ANNUAL BUDGET REPORT  
VILLAGE AT UNION MILLS HOA  
Year Ending 31 December 2026

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Date: 10 Feb 2026  
Time: 10:47AM

	...	AnnualAmt	%Inc	..PerMonth	..Unit/Mon
RESERVE EXPENSES					
6690 RESERVE TRANSFER		32,760	10.0	2,730	12.30
TOTAL EXPENSES		321,680	98.5	26,807	120.75
		=====	=====	=====	=====
6990 NET EARNINGS		4,868	1.5	406	1.83