

	A	B	C
1	2026 BUDGET Revised 01-12-2026	Budget	% of Budget
2			
3	INCOME		
4	Carryover from 2025 for Pond Projects	\$ 5,300.00	
5	Credit Card fee	\$ 120.00	
6	Homeowner Dues - \$531.34 x 176 x 4	\$ 374,063.36	
7	Interest Income	\$ 36.00	
8	Late Charges	\$ 50.00	
9	Lien Filing Fees Reimbursement	\$ 300.00	
10	Online Payment Fee	\$ 48.00	
11	TOTAL INCOME	\$ 379,917.36	
12			
13	ADMINISTRATIVE		
14	Accounting -Audit	\$ 300.00	0.08%
15	Accounting-Taxes	\$ 350.00	0.09%
16	Bank-Credit Card Charges	\$ 300.00	0.08%
17	Insurance (West Bend Mutual)	\$ 6,300.00	1.69%
18	Legal/Lien Filing Fees	\$ 300.00	0.08%
19	Management Fees	\$ 11,220.00	3.00%
20	Office Supplies/Copying/Printing	\$ 600.00	0.16%
21	Special Mailings/Postage (1)	\$ 350.00	0.09%
22	Storage Unit Rental	\$ 659.40	0.18%
23	Website (350 Design + 425 Hosting Fee)	\$ 775.00	0.21%
24	TOTAL ADMINISTRATIVE	\$ 21,154.40	5.66%
25			
26	GROUNDS MAINTENANCE		
27	Irrigation System Maintenance	\$ 50,000.00	13.38%
28	Pond Maintenance (12x275 + 2x425)	\$ 4,150.00	1.11%
29	Pond Dredging		0.00%
30	Tree Spraying (61 evergreens, 2x)	\$ 4,480.00	1.20%
31	Tree/Stump Maintenance	\$ 10,025.00	2.68%
32	Muskrat Control	\$ 500.00	0.13%
33	Turf Repair from Pond Project	\$ 1,500.00	0.40%
34	Pond Island Cleanup	\$ 500.00	0.13%
35	Misc Grounds Maintenance	\$ 300.00	0.08%
36	TOTAL GROUNDS MAINTENANCE	\$ 71,455.00	19.12%
37			
38	LAWN MAINTENANCE		
39	Mowing, Cleanup & Chem Applications	\$ 157,300.00	42.09%
40	Snow Removal	\$ 14,304.00	3.83%
41	TOTAL LAWN MAINTENANCE	\$ 171,604.00	45.92%

	A	B	C
1	2026 BUDGET Revised 01-12-2026	Budget	% of Budget
42			
43	STRUCTURES AND HARDWARE		
44	Christmas Lights (Installation)	\$ 375.00	0.10%
45	Foot Bridge (Staining)	\$ 500.00	0.13%
46	Fountain @ Roundabout	\$ 2,758.00	0.74%
47	Gazebos	\$ -	0.00%
48	Monuments	\$ -	0.00%
49	Pond Aerator	\$ -	0.00%
50	Retaining Walls	\$ -	0.00%
51	Storm Water Piping & Drains	\$ -	0.00%
52	Walking Paths Repair at Pond	\$ 4,800.00	1.28%
53	White Rail Fence	\$ -	0.00%
54	Fence Repair	\$ 500.00	0.13%
55	TOTAL STRUCTURES & HARDWARE	\$ 8,933.00	2.39%
56			
57	UTILITIES & SERVICES		
58	Electricity - Evergy	\$ 3,300.00	0.88%
59	Trash Services -GFL -\$9316 X 4	\$ 37,264.00	9.97%
60	Water - City of LS	\$ 60,000.00	16.06%
61	TOTAL UTILITIES & SERVICES	\$ 100,564.00	26.91%
62			
63	TOTAL 2026 INCOME	\$ 379,917.36	
64	TOTAL 2026 EXPENSES	\$ 373,710.40	100.00%
65	INCOME OVER EXPENSE	\$ 6,206.96	1.63%
66			