

Powder Wood at Landmark 2026 Budget

INCOME	2025 Actual thru		
	2026 Budget	9/30/25 - Budget	2025 Budget
4000 Income			
4001 HOA Assessments	\$ 649,947.58	\$ 590,779.83	\$ 588,115.56
4002 Fees-Late/Interest/Atty	\$ 1,000.00	\$ 6,206.20	\$ 3,000.00
4003 Parking Income	\$ 4,500.00	\$ 5,570.00	\$ 4,500.00
4004 Clubhouse Rental Income	\$ -	\$ 1,875.00	\$ 1,200.00
4005 Misc Income	\$ 1,000.00	\$ 2,121.17	\$ 1,500.00
4007 Fines		\$ -	\$ -
4008 Maintenance Assessment	\$ 2,500.00	\$ 4,368.69	\$ 1,000.00
4009 Reserve Contribution Assessment	\$ 341,250.00	\$ 325,000.00	\$ 325,000.00
4010 Cable/Internet Assessment	\$ 175,672.55	\$ 185,118.53	\$ 185,120.83
4011 Water/Sewer Assessment	\$ 440,973.54	\$ 431,347.89	\$ 431,210.38
4012 Reinvestment Fee	\$ 4,000.00	\$ 8,249.99	\$ 13,000.00
4000 Total Income	\$ 1,620,843.67	\$ 1,552,387.31	\$ 1,540,646.77
EXPENSE			
5000 Administration			
5001 Accounting Services	Prorated \$ 250.00	\$ 290.00	
5002 Bank Service Charge	Prorated \$ 500.00	\$ 766.65	\$ 120.00
5004 Legal & Professional	Prorated \$ 5,560.00	\$ 1,925.09	\$ 2,200.00
5005 Miscellaneous Administrative	Prorated \$ 500.00	\$ 460.57	\$ 500.00
5006 Office Equipment	Prorated \$ 500.00	\$ 1,220.00	
5007 Office Supplies	Prorated \$ 1,500.00	\$ 1,909.59	\$ 756.00
5008 Printing & Postage	Prorated \$ 150.00	\$ 105.51	\$ 400.00
5009 Telephone	Prorated \$ 500.00	\$ 1,899.79	\$ 200.00
5011 Management Fees	Prorated \$ 54,106.00	\$ 52,530.00	\$ 52,530.00
5014 Computer & IT Support	Prorated \$ 1,000.00	\$ 1,810.25	\$ 780.00
5016 Uniforms	Prorated \$ 350.00	\$ 288.03	\$ 500.00
5017 Software / Training	Prorated \$ 400.00	\$ 438.21	\$ 150.00
5015 After Hours Cell phone	Prorated \$ 350.00	\$ 324.82	
5019 Owner / Resident Activities	Prorated	\$ -	
5000 Total Administration	\$ 65,666.00	\$ 63,968.51	\$ 58,136.00
5100 Payroll			
5100 Total Payroll	\$ 185,005.86	\$ 179,617.34	\$ 174,283.32
5300 Maintenance-Vendor Contract & Su			
5301 Alarm System/Fire Sprinklers	Prorated \$ 50,000.00	\$ 55,683.08	\$ 22,660.00
5302 Contracted Services & Supplies	Prorated \$ 2,500.00	\$ 2,217.49	\$ 2,500.00
5303 Common Area Contracted Services	Prorated \$ 25,000.00	\$ 22,933.55	\$ 20,000.00
5304 Asphalt Repairs / Restripe	Prorated \$ 7,200.00	\$ 7,093.71	\$ 5,000.00
5305 Carport Repairs	Prorated		
5306 Concrete Repairs	Prorated \$ 500.00	\$ 375.00	\$ 1,500.00
5307 Plumbing Repairs	Prorated \$ 35,000.00	\$ 62,437.71	\$ 35,000.00
5308 Roof Repairs	Prorated \$ 2,500.00	\$ 2,229.99	\$ 4,000.00
5309 Stairs/Landings	\$ 3,000.00	\$ 2,990.40	
5310 Painting Services	Prorated \$ 2,500.00	\$ 2,362.00	
5311 Electrical Repairs	Prorated \$ 2,000.00	\$ 3,892.96	\$ 1,500.00
5312 Landscape Contract	Prorated \$ 67,248.75	\$ 66,681.60	\$ 64,046.43

5313 Snow Removal	Prorated	\$ 20,000.00	\$ 12,866.54	\$ 30,000.00
5314 Landscaping Services/Supplies	Prorated	\$ 35,000.00	\$ 33,819.31	\$ 25,000.00
5315 Pest Control	Prorated	\$ 400.00	\$ 391.61	\$ 200.00
5316 Rec. Fac./Pool & Spa	Prorated	\$ 15,000.00	\$ 13,909.71	\$ 18,000.00
5317 Rec. Fac./Rec. Equipment Maint	Prorated	\$ 2,000.00	\$ 1,640.55	\$ 2,760.00
5318 Window Washing Service	Prorated	\$ 3,200.00	\$ 2,998.00	\$ 3,000.00
5319 Maintenance Supplies	Prorated	\$ 900.00	\$ 309.87	\$ 900.00
5320 Vehicle/Equip Expense	Prorated	\$ 1,500.00	\$ 877.35	\$ 1,900.00
5300 Total Maintenance-Vendor Contract & Supplies		\$ 276,948.75	\$ 297,014.93	\$ 237,966.43
5400 Repairs & Maintenance - In House	Prorated			
5401 Paint Supplies	Prorated	\$ 5,200.00	\$ 5,099.52	\$ 4,400.00
5402 Plumbing Supplies	Prorated	\$ 1,000.00	\$ 1,050.09	\$ 144.00
5403 Electrical Supplies	Prorated	\$ 200.00	\$ 119.99	\$ 280.00
5404 Light Bulbs/Fixtures	Prorated	\$ 2,000.00	\$ 1,806.12	\$ 2,000.00
5405 Exterior Building	Prorated	\$ 1,000.00	\$ 689.71	\$ 1,600.00
5406 HVAC Repair / Supplies	Prorated			
5407 Doors/Windows/Screen Repair St	Prorated	\$ 500.00	\$ 492.80	\$ 290.00
5408 Maintenance Equipment	Prorated	\$ 800.00	\$ 442.80	\$ 1,500.00
5409 Misc Repairs & Maintenance Supp	Prorated	\$ 5,000.00	\$ 4,943.62	\$ 4,800.00
5400 Total Repairs & Maintenance - In House		\$ 15,700.00	\$ 14,644.65	\$ 15,014.00
5900 Utilities	Prorated			
5901 Cable & Internet - Bulk	Equal	\$ 175,672.55	\$ 167,307.19	\$ 185,120.83
5902 Electricity	Prorated	\$ 34,885.59	\$ 33,224.37	\$ 36,393.68
5903 Internet Service	Prorated	\$ 2,541.63	\$ 2,420.60	\$ 2,400.00
5904 Natural Gas	Prorated	\$ 18,754.46	\$ 11,249.96	\$ 17,127.36
5905 Trash Collection	Equal	\$ 19,152.00	\$ 18,240.00	\$ 26,199.00
5906 Sewer	Prorated	\$ 147,439.93	\$ 143,843.83	\$ 134,160.38
5907 Water	Prorated	\$ 293,533.61	\$ 293,655.61	\$ 297,050.00
5908 Recycling	Prorated			
5900 Total Utilities		\$ 691,979.77	\$ 669,941.56	\$ 698,451.24
6100 Insurance	Prorated			
6101 D & O Insurance	Prorated		\$ -	
6103 Package/Liability Insurance	Prorated	\$ 41,581.29	\$ 38,462.70	\$ 41,581.29
6104 Umbrella Insurance	Prorated	\$ 1,212.00	\$ 303.00	\$ 1,212.00
6105 Worker's Comp Insurance	Prorated	\$ 1,500.00	\$ 438.12	\$ 1,752.49
6100 Other Insurance	Prorated		\$ -	\$ -
6100 Total Insurance		\$ 44,293.29	\$ 39,203.82	\$ 44,545.78
6200 Taxes	Prorated			\$ -
6201 State/Federal Taxes	Prorated		\$ 168.00	\$ 250.00
6200 Total Taxes			\$ 168.00	\$ 250.00
6900 Prior Year Expense/Adjustments	Prorated			
8900 Reserve Contribution	Prorated	\$ 341,250.00	\$ 325,000.00	\$ 325,000.00
TOTAL EXPENSE		\$ 1,620,843.67	\$ 1,264,558.81	\$ 1,228,646.76
				\$ -
Other Income				
TOTAL OTHER INCOME		\$ -	\$ -	\$ -
Operating Budget Summary				
	Income	\$ 1,620,843.67	\$ 1,552,387.31	\$ 1,228,646.77
	Expense	\$ 1,620,843.67	\$ 1,264,558.81	\$ 1,228,646.77