

Green Leaf Homeowners Association

2026 Approved Budget

		2025	SPENT AS OF	2026		
		BUDGET	11/30/2025	APPROVED	BUDGET	
INCOME						
5010	Membership Dues/Annual Assessments	\$ 37,035.00	37,035.00	\$ 38,663.80	↑	\$ 38,886.75 (5% increase max)
5030	Reserve Account Interest		1,508.03			
5035	Owner Interest Income		607.43			
5040	Owner Late Fee/NSF Income		15.00			
5090	Administrative Fees		400.00			
5110	Violation Fee Income		788.18			
5130	Legal Fee Income		6,473.52			
5140	Certified Mail		506.88			
	Total Income	\$37,035.00	47,334.04	\$38,663.80		
EXPENSES						
<u>Administrative Expenses</u>						
6025	Administration Fee	-	575.00	-		
6030	Bank & Service Charges	48.00	59.00	48.00		
6121	Management Fees	8,400.00	7,700.00	8,400.00		
6135	Accounting (Tax Return)	225.00	200.00	225.00		
6145	Legal Fees	3,000.00	6,552.13	3,000.00		
6146	Insurance	6,000.00	5,633.28	6,200.00		
6150	Community Events/Decorations	200.00	221.87	200.00		
6152	Licenses & Fees	62.00	61.25	62.00		
6170	Utilities - Electric	672.00	513.69	672.00		
6180	Utilities - Irrigation System	-	-	-		
<u>Office Expenses</u>						
6325	Office Expenses	325.00	225.71	264.00	↓	
6335	Online backup		55.00	1,164.80	↑	(Increase June 1 from \$5/month to \$162.80/month)
6345	Postage	1,740.00	1,913.56	1,600.00	↓	Backup increase split 50/50 with AMS
<u>Repairs & Maintenance</u>						
6525	Landscape Maintenance (Common Areas)	9,000.00	8,250.00	9,000.00		
6530	Tree Maintenance	2,000.00	5,300.00	2,500.00		
6580	General Routine Maintenance	1,670.00	1,255.44	1,610.00	↓	
6585	Mailbox Repair	293.00	-	293.00		
6590	Website Development	30.00	22.17	30.00		
<u>Other Expenses</u>						
7940	Uncollectible A/R (Bad Debt)	920.00	283.35	920.00		
7960	Taxes - IRS	450.00	355.00	475.00	↑	
	Total Expenses	35,035.00	\$ 39,176.45	36,663.80		
RESERVES						
9945	Reserve Expenses	2,000.00	12,000.00	2,000.00		
	Total Reserves	2,000.00	12,000.00	2,000.00		
	Total Reserves & Expenses	\$ 37,035.00	51,176.45	\$ 38,663.80		
	Total per Unit/Annually	\$ 91.00		\$ 95.00		

2026 Annual Assessment \$ 95
Assessments due
annually on June 1
***Interest applies after 30 days late**
***No credit for interest on past due invoices**

407 Billable Owners

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.