

Ashbrook Homeowners Association - 2026 APPROVED BUDGET

	Account	Description	2025 Budget	2026 Budget: No Increase SF Rate \$160.00 TH no lawncare Rate \$160 TH w/lawncare Rate \$175.80
ASSESSMENT INCOME				
	40-4000-00	Assessment Income- Single Family	\$336,000.00	\$336,000.00
	40-4005-00	Assessment Income- TH	\$251,520.00	\$251,520.00
	40-4020-00	Late Fees	\$5,000.00	\$4,200.00
	40-4035-00	Interest Income - Reserve	\$2,000.00	\$4,800.00
	40-4055-00	Collection Fees - Final Demand	\$0.00	\$0.00
	40-4056-00	Collection Fees - Acct sent to Attorney	\$0.00	\$0.00
	40-4060-00	Legal Fees	\$0.00	\$0.00
	40-4065-00	NSF Bank Fees	\$0.00	\$0.00
	40-4070-00	Clubhouse Rental Income	\$3,000.00	\$2,000.00
	40-4090-00	Misc Income	\$100.00	\$100.00
	40-4100-00	Mowing Income	\$21,000.00	\$20,000.00
Income Accounts Total			\$618,620.00	\$618,620.00
Expense Accounts				
ADMINISTRATIVE & MANAGEMENT				
	50-5000-00	Management Fees	\$40,000.00	\$40,800.00
	50-5005-00	Management Reimbursements	\$0.00	\$0.00
	50-5015-00	Admin Miscellaneous	\$1,000.00	\$2,500.00
	50-5020-00	Bad Debt Expense	\$500.00	\$500.00
	50-5025-00	Bank Charges	\$175.00	\$0.00
	50-5035-00	Copies & Printing	\$2,000.00	\$1,000.00
	50-5045-00	Commercial Assessment	\$4,300.00	\$7,000.00
	50-5060-00	Interest Expense	\$9,469.00	\$5,315.00
	50-5065-00	Legal- Collections	\$5,000.00	\$15,000.00
	50-5070-00	Legal- General	\$15,000.00	\$13,621.00
	50-5075-00	License & Permits	\$140.00	\$140.00
	50-5100-00	Postage & Delivery	\$1,500.00	\$1,200.00
	50-5115-00	Social Activities	\$1,520.00	\$1,500.00
TAXES & INSURANCE				
	52-5200-00	Insurance - Liability & Property	\$9,000.00	\$10,500.00
	52-5215-00	Audit & Tax Preparation	\$3,800.00	\$4,100.00
UTILITIES				
	55-5500-00	Cable/Internet	\$4,000.00	\$2,900.00
	55-5505-00	Electricity	\$12,500.00	\$12,500.00
	55-5515-00	Telephone	\$1,000.00	\$900.00
	55-5520-00	Trash Removal- Single Family	\$91,800.00	\$74,942.00
	55-5525-00	Trash Removal- TH	\$0.00	\$0.00
	55-5535-00	Water & Sewer	\$6,500.00	\$8,200.00
COMMUNITY AMENITY EXPENSES				
	60-6000-00	Clubhouse Repairs & Maint	\$2,000.00	\$1,500.00

	60-6005-00	Clubhouse Cleaning	\$4,200.00	\$3,500.00
	60-6040-00	Clubhouse- Pest Control	\$580.00	\$650.00
	60-6065-00	Pool Management Contract	\$63,550.00	\$65,607.00
	60-6070-00	Pool Repairs & Maint	\$2,500.00	\$2,000.00
	60-6090-00	Pool- Permit	\$0.00	\$220.00
	60-6100-00	Pool- Supplies	\$3,500.00	\$2,100.00
LANDSCAPING & GROUNDS				
	62-6200-00	Landscaping & Grounds Contract	\$70,678.00	\$73,660.65
	62-6205-00	Landscaping- Townhouse	\$21,000.00	\$20,000.00
	62-6210-00	Landscape Enhancements	\$8,000.00	\$8,000.00
	62-6220-00	Landscape Watering Services	\$2,000.00	\$2,000.00
	62-6235-00	Irrigation Repairs & Maintenance	\$1,500.00	\$1,700.00
	62-6255-00	Snow Removal- TH	\$7,000.00	\$7,000.00
GENERAL REPAIRS & MAINTENANCE				
	65-6500-00	Common Area Repairs, Trash & Pet Waste	\$10,000.00	\$10,500.00
	65-6600-00	Security Contract	\$3,500.00	\$4,000.00
RESERVE ACTIVITY & TRANSFERS				
	99-9900-00	Rsv: Reserve Contributions	\$125,000.00	\$125,000.00
	99-9925-00	Rsv: Transfers- Principal to Capital Imprvt Funds	\$84,408.00	\$88,564.00
Expense Accounts Total			\$618,620.00	\$618,619.65
Operating Accounts Net			\$0.00	\$0.35