

**Autumn Lakes Association
2026 Budget**

\$71.50/home

\$73.50/home

G/L Code	INCOME	2024 ACTUALS	2025 YTD thru 10/31/2025	2025 Projected Year End	2025 Budget	2026 Budget	Price per home per year (Budget)	Price per home per month (Budget)
6310	Assessment Income (18 homes)	\$14,904.00	\$12,870.00	\$15,444.00	\$15,444.00	\$15,876.00	\$882.00	\$73.50
6311	Assessment Income - Condos (294)	\$243,432.00	\$210,210.00	\$252,252.00	\$252,252.00	\$259,308.00	\$14,406.00	\$1,200.50
6340	Late Fee Income	\$150.00	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
6350	Legal Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6351	Collection Fee Reimbursement	\$80.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6800	Clubhouse Income	\$3,800.00	\$3,600.00	\$3,600.00	\$2,600.00	\$3,000.00	\$9.62	\$0.80
6910	Interest Income	\$201.25	\$117.05	\$140.46	\$180.00	\$140.00	\$0.45	\$0.04
	TOTAL INCOME	\$262,567.25	\$226,827.05	\$271,466.46	\$270,476.00	\$278,324.00		
	EXPENSES							
	ADMINISTRATIVE							
7010	Management Fees	\$6,300.00	\$5,500.00	\$6,600.00	\$6,600.00	\$6,900.00	\$21.15	\$1.76
7140	Accounting & Professional Fees	\$11,038.40	\$3,594.95	\$4,313.94	\$2,750.00	\$2,998.00	\$8.81	\$0.73
7160	Legal Fees - Collections	\$0.00	\$20.00	\$20.00	\$0.00	\$50.00	\$0.00	\$0.00
7161	Legal Fees - Amendment	\$1,071.00	\$2,380.95	\$2,380.95	\$5,000.00	\$0.00	\$16.03	\$1.34
7165	Reserve Study	\$2,689.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7225	Dues & Subscriptions	\$694.41	\$554.57	\$700.00	\$750.00	\$550.00	\$2.40	\$0.20
7280	Office Supplies	\$1,040.38	\$789.73	\$1,096.80	\$1,500.00	\$1,300.00	\$4.81	\$0.40
7310	Miscellaneous Admin	\$2,857.09	\$75.00	\$500.00	\$2,200.00	\$750.00	\$7.05	\$0.59
7320	Social Committee	\$1,225.50	\$49.48	\$1,000.00	\$2,000.00	\$750.00	\$6.41	\$0.53
7540	Newsletter	\$845.10	\$668.43	\$1,114.05	\$1,080.00	\$900.00	\$3.46	\$0.29
	TOTAL ADMINISTRATIVE	\$27,761.38	\$13,633.11	\$17,725.74	\$21,880.00	\$14,198.00	\$70.13	\$5.84
	UTILITIES							
7710	Electric	\$9,930.48	\$10,874.58	\$12,428.09	\$9,900.00	\$12,000.00	\$31.73	\$2.64
7720	Gas	\$1,472.72	\$2,148.68	\$2,864.91	\$1,800.00	\$2,900.00	\$5.77	\$0.48
7730	Water	\$9,046.45	\$5,864.40	\$7,037.28	\$7,500.00	\$7,000.00	\$24.04	\$2.00
7740	Sewer	\$425.48	\$431.27	\$517.52	\$480.00	\$575.00	\$1.54	\$0.13
7750	Trash/Yard Waste Removal	\$3,527.20	\$6,094.00	\$7,312.80	\$2,800.00	\$7,000.00	\$8.97	\$0.75
7790	Internet Service	\$1,926.00	\$2,149.98	\$2,579.98	\$2,670.00	\$2,600.00	\$8.56	\$0.71
	TOTAL UTILITES	\$26,328.33	\$27,562.91	\$32,740.58	\$25,150.00	\$32,075.00	\$80.61	\$6.72
	BUILDING MAINTENANCE.							
8340	Building Maintenance	\$20,937.95	\$445.00	\$534.00	\$3,000.00	\$0.00	\$9.62	\$0.80
8343	Monitored Work Orders	\$0.00	\$30,806.00	\$36,967.20	\$26,000.00	\$26,000.00	\$83.33	\$6.94
8344	General Repairs & Supplies	\$0.00	\$3,719.97	\$4,463.96	\$3,700.00	\$5,000.00	\$11.86	\$0.99
8400	Pest Control Non-Termite	\$0.00	\$150.00	\$150.00	\$1,000.00	\$500.00	\$3.21	\$0.27
8410	Maintenance Supplies	\$2,031.76	\$0.00	\$0.00	\$3,210.00	\$0.00	\$10.29	\$0.86
	TOTAL BUILDING MAINTENANCE	\$22,969.71	\$35,120.97	\$42,115.16	\$36,910.00	\$31,500.00	\$118.30	\$9.86

	GROUNDS							
8610	Lawn Care Contract	\$61,581.00	\$48,354.00	\$65,000.00	\$65,000.00	\$72,000.00	\$208.33	\$17.36
8636	Planting - Entrance & Pool	\$535.05	\$467.61	\$467.61	\$600.00	\$600.00	\$1.92	\$0.16
8650	Tree Trimming/Removal	\$5,230.00	\$7,122.00	\$7,122.00	\$11,450.00	\$10,000.00	\$36.70	\$3.06
8661	Snow Removal	\$800.00	\$8,725.00	\$10,470.00	\$0.00	\$10,000.00	\$0.00	\$0.00
8670	Irrigation Maintenance (repairs)	\$3,948.34	\$916.22	\$1,100.00	\$2,835.00	\$2,250.00	\$9.09	\$0.76
8671	Irrigation Start Up & Shut Down	\$576.00	\$436.00	\$800.00	\$872.00	\$824.00	\$2.79	\$0.23
8680	Fountain Repairs/Maint/Lake Treatments	\$20,176.18	\$12,108.44	\$15,000.00	\$16,500.00	\$16,500.00	\$52.88	\$4.41
8800	Miscellaneous Grounds	\$1,208.25	\$2,874.30	\$4,000.00	\$600.00	\$4,000.00	\$1.92	\$0.16
	TOTAL GROUNDS	\$94,054.82	\$81,003.57	\$103,959.61	\$97,857.00	\$116,174.00	\$313.64	\$26.14
	AMENITIES							
8910	Pool Operations/Contract	\$11,480.00	\$11,415.00	\$11,415.00	\$11,505.00	\$11,505.00	\$36.88	\$3.07
8913	Security System	\$207.00	\$342.00	\$450.00	\$600.00	\$600.00	\$1.92	\$0.16
8920	Pool Supplies	\$38.69	\$0.00	\$0.00	\$500.00	\$0.00	\$1.60	\$0.13
8930	Pool Repairs & Supplies	\$10,231.69	\$7,536.62	\$8,385.77	\$10,000.00	\$10,000.00	\$32.05	\$2.67
8935	Clubhouse Monitor	\$425.00	\$300.00	\$400.00	\$325.00	\$400.00	\$1.04	\$0.09
8936	Pool Permit	\$708.00	\$708.00	\$708.00	\$708.00	\$708.00	\$2.27	\$0.19
8937	Clubhouse Supplies	\$946.73	\$86.37	\$500.00	\$500.00	\$500.00	\$1.60	\$0.13
8940	Cleaning Service	\$0.00	\$0.00	\$0.00	\$1,800.00	\$2,500.00	\$5.77	\$0.48
8950	Court Repairs	\$975.26	\$924.00	\$924.00	\$1,000.00	\$1,000.00	\$3.21	\$0.27
8970	Clubhouse Repairs & Maintenance	\$28,170.49	\$4,555.14	\$5,000.00	\$4,000.00	\$4,000.00	\$12.82	\$1.07
8972	Clubhouse/Lobby/Pool Furniture	\$0.00	\$1,971.25	\$1,971.25	\$1,500.00	\$1,800.00	\$4.81	\$0.40
	TOTAL GROUNDS	\$53,182.86	\$27,838.38	\$29,754.02	\$32,438.00	\$33,013.00	\$103.97	\$8.66
	INTEREST, INSURANCE & TAXES							
9010	Insurance	\$6,005.00	\$6,005.00	\$6,005.00	\$7,893.00	\$6,700.00	\$25.30	\$2.11
9020	Fidelity Insurance	\$571.00	\$571.00	\$571.00	\$0.00	\$650.00	\$0.00	\$0.00
9030	D & O Insurance	\$1,101.00	\$1,241.00	\$1,241.00	\$1,200.00	\$1,700.00	\$3.85	\$0.32
9070	Income Taxes	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.16	\$0.01
	TOTAL INTEREST, INS. & TAXES	\$7,677.00	\$7,817.00	\$7,817.00	\$9,143.00	\$9,100.00	\$29.30	\$2.44
	RESERVES							
9910	Reserves Unallocated	\$33,540.00	\$39,250.00	\$47,100.00	\$47,100.00	\$42,264.00	\$150.96	\$12.58
9911	Prior Years Expense	\$35,095.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL RESERVE/PRIOR YEAR EXP	\$68,635.04	\$39,250.00	\$47,100.00	\$47,100.00	\$42,264.00	\$150.96	\$12.58
	TOTAL EXPENSES	\$300,609.14	\$232,225.94	\$281,212.11	\$270,478.00	\$278,324.00	\$866.92	\$72.24
	Operating Net Income	(\$38,041.89)	(\$5,398.89)	(\$9,745.65)	(\$2.00)	\$0.00		
9935	Storm Clean up Reserse Expense	\$0.00	\$16,851.50	\$16,851.50	\$0.00	\$0.00	\$0.00	\$0.00
9940	Security System Reserve Expense	\$0.00	\$10,340.65	\$10,340.65	\$0.00	\$9,350.00	\$29.97	\$0.00
9950	Reserves - Pool Expense	\$37,922.50	\$30,556.20	\$30,556.20	\$0.00	\$0.00	\$0.00	\$0.00
9955	Clubhouse Reserve Expense (Flooring)	\$19,987.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$64.10	\$5.34
	Total Reserve Expenses	\$57,909.50	\$57,748.35	\$57,748.35	\$0.00	\$29,350.00		
	Net Total	(\$95,951.39)	(\$63,147.24)	(\$67,494.00)	(\$2.00)	(\$29,350.00)		
	Net Effect to Reserves	(\$62,411.39)	(\$23,897.24)	(\$20,394.00)	\$47,098.00	\$12,914.00		

As of October 31, 2025

Operating Account	\$17,280.15
Money Market	\$51,984.96
TOTAL Assets	\$69,265.11

As of December 31, 2024

Operating Account	\$25,450.77
Money Market	\$68,519.58
TOTAL Assets	\$93,970.35