

Autumn Lakes Condominium 2026 Budget

ALA Fees \$71.50/mo 2025.
\$73.50.mo 2026

35% increase ALC
fees only.
\$73.50 ALA/mo

G/L Code	INCOME	2024 ACTUALS	2025 YTD thru 10/31/2025	2025 Projected Year End	2025 Budget	2026 Budget	AVG unit price per home per year (Budget)	AVG unit price per home per month (Budget)
6310	Assessment Income (294 homes)	1,381,187.00	1,297,050.00	1,556,460.00	1,304,208.00	1,760,680.80	\$5,988.71	\$499.06
6311	Assessment Income for ALA-\$73.50/home/month	0.00	0.00	0.00	252,252.00	259,308.00	\$882.00	\$73.50
6312	Percentage of ownership adjustment	0.00	0.00	0.00	0.00	(2,596.80)	-\$8.83	-\$0.74
6340	Late Fee Income	3,823.00	3,741.00	4,489.20	0.00	0.00	\$0.00	\$0.00
6350	Legal Fee Reimbursement	4,380.19	11,510.02	13,812.02	0.00	0.00	\$0.00	\$0.00
6351	Collection Fee Reimbursement	1,565.00	2,045.00	2,454.00	0.00	0.00	\$0.00	\$0.00
6770	Misc Owner Income	9,225.00	500.00	600.00	0.00	0.00	\$0.00	\$0.00
6910	Interest Income	1,671.51	1,023.43	1,228.12	1,596.00	1,000.00	\$3.40	\$0.28
	TOTAL INCOME	1,401,851.70	1,315,869.45	1,579,043.34	1,558,056.00	2,018,392.00	\$6,865.28	\$572.11
	EXPENSES							
	ADMINISTRATIVE							
7005	Allocation to Master - Monthly ALA Fees	243,432.00	210,210.00	252,252.00	252,252.00	259,308.00	\$882.00	\$73.50
7010	Management Fees	58,800.00	51,450.00	61,740.00	61,740.00	64,680.00	\$220.00	\$18.33
7140	Accounting & Professional Fees	3,882.35	4,507.70	5,409.24	5,820.00	5,000.00	\$17.01	\$1.42
7160	Legal Fees - Collections	4,908.04	14,464.77	17,357.72	3,500.00	10,000.00	\$34.01	\$2.83
7161	Legal Fees - Amendment	0.00	6,378.30	6,500.00	5,000.00	0.00	\$0.00	\$0.00
7165	Reserve Study	5,460.50	0.00	0.00	0.00	0.00	\$0.00	\$0.00
7280	Office Supplies	1,845.91	3,022.88	3,627.46	2,500.00	3,022.00	\$10.28	\$0.86
7305	Bank Fee	125.00	(145.00)	0.00	220.00	0.00	\$0.00	\$0.00
7310	Misc Admin	2,234.25	675.00	810.00	2,880.00	1,500.00	\$5.10	\$0.43
	TOTAL ADMINISTRATIVE	320,688.05	290,563.65	347,696.42	333,912.00	343,510.00	\$1,168.40	\$97.37
	UTILITIES							
7730	Water	108,586.16	107,995.16	136,414.94	125,600.00	135,000.00	\$459.18	\$38.27
7740	Sewer	124,010.63	100,939.83	122,934.95	128,000.00	125,000.00	\$425.17	\$35.43
7750	Trash	0.00	11,495.50	15,327.33	0.00	5,000.00	\$17.01	\$1.42
	TOTAL UTILITES	232,596.79	220,430.49	274,677.22	253,600.00	265,000.00	\$901.36	\$75.11
	BUILDING MAINTENANCE.							
8310	Roof	13,983.38	11,440.00	13,728.00	18,000.00	7,500.00	\$25.51	\$2.13
8340	General Building Maintenance	22,593.67	49,167.60	59,001.12	18,500.00	35,000.00	\$119.05	\$9.92
8342	Wood/Siding Repairs & Maint	120,084.87	94,115.15	112,938.18	60,000.00	60,000.00	\$204.08	\$17.01
8343	Monitored work orders	0.00	22,478.20	26,973.84	12,000.00	0.00	\$0.00	\$0.00
8344	General Repairs & Maint	17,678.52	6,565.16	9,847.74	10,000.00	7,500.00	\$25.51	\$2.13
8350	Painting - repairs	15,076.12	5,179.25	6,905.67	10,000.00	5,000.00	\$17.01	\$1.42
8355	Retaining wall repairs	0.00	18,651.50	18,651.50	15,000.00	14,000.00	\$47.62	\$3.97
8360	Gutter Cleaning	19,502.50	9,679.00	19,358.00	19,600.00	19,600.00	\$66.67	\$5.56
8365	Power Washing	0.00	0.00	0.00	12,000.00	2,000.00	\$6.80	\$0.57
8370	Concrete	0.00	3,660.26	10,650.00	0.00	10,000.00	\$34.01	\$2.83
8390	Brick/Tuckpointing	0.00	0.00	0.00	0.00	15,000.00	\$51.02	\$4.25

8400	Pest Control - Non termite	3,280.00	3,763.88	3,800.00	3,500.00	3,500.00	\$11.90	\$0.99
8401	Pest Control - Termite	19,727.93	126.00	1,000.00	2,000.00	2,000.00	\$6.80	\$0.57
8410	Maintenance Supplies	701.80	788.62	946.34	2,000.00	1,000.00	\$3.40	\$0.28
	TOTAL BUILDING MAINTENANCE	232,628.79	225,614.62	283,800.39	182,600.00	182,100.00	\$619.39	\$51.62
	GROUNDS							
8610	Lawn Care Contract	66,030.00	57,921.00	65,741.00	65,750.00	75,602.00	\$257.15	\$21.43
8635	Plant removal & replacement	458.00	622.00	622.00	3,000.00	500.00	\$1.70	\$0.14
8645	Leaf Removal	20,000.00	0.00	20,000.00	12,190.00	12,190.00	\$41.46	\$3.46
8650	Tree Trimming/Removal	14,307.50	20,125.00	20,125.00	50,000.00	20,000.00	\$68.03	\$5.67
8661	Snow Removal	64,200.00	171,800.00	211,800.00	97,600.00	150,000.00	\$510.20	\$42.52
8800	Landscape Maint / Miscellaneous Ground	14,334.38	15,038.35	21,620.35	8,000.00	15,000.00	\$51.02	\$4.25
	TOTAL GROUNDS	179,329.88	265,506.35	339,908.35	236,540.00	273,292.00	\$929.56	\$77.46
	INTEREST, INSURANCE & TAXES							
9010	Insurance	295,055.00	280,665.66	317,570.41	335,000.00	400,000.00	\$1,360.54	\$113.38
9020	Fidelity Insurance	873.00	1,136.00	1,136.00	1,125.00	1,150.00	\$3.91	\$0.33
9030	D & O Insurance	2,396.43	0.00	12,867.75	2,500.00	14,000.00	\$47.62	\$3.97
9070	Income Taxes	0.00	0.00	0.00	100.00	0.00	\$0.00	\$0.00
	TOTAL INTEREST, INS. & TAXES	298,324.43	281,801.66	331,574.16	338,725.00	415,150.00	\$1,412.07	\$117.67
	RESERVES							
9910	Reserves Unallocated	138,636.00	177,230.00	212,676.00	212,676.00	539,340.00	\$1,834.49	\$152.87
9911	Prior Years Expense	68,583.93	0.00	0.00	0.00	0.00	\$0.00	\$0.00
	TOTAL RESERVE/PRIOR YEAR EXP	207,219.93	177,230.00	212,676.00	212,676.00	539,340.00	\$1,834.49	\$152.87
	TOTAL EXPENSES	1,470,787.87	1,461,146.77	1,790,332.54	1,558,053.00	2,018,392.00	6,865.28	572.11
	Operating Net Income	(68,936.17)	(145,277.32)	(211,289.20)	3.00	0.00	(0.00)	\$0.00

	RESERVE EXPENSES							
9925	Reserves - Storm Cleanup	0.00	36,565.04	36,565.04	0.00	0.00	\$0.00	\$0.00
9930	Reserves - Building Siding Repair	0.00	25,832.55	63,000.00	0.00	105,000.00	\$357.14	\$29.76
9931	Reserves - Building Painting	0.00	25,063.00	55,500.00	0.00	75,000.00	\$255.10	\$21.26
9932	Reserves - Structural/Foundation Repairs	0.00	38,086.00	64,051.00	0.00	49,000.00	\$166.67	\$13.89
9923	Reseves - Asphalt	3,849.29	36,049.70	36,049.70	0.00	30,000.00	\$102.04	\$8.50
9936	Reserves - Termite Control	12,600.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
9970	Reserves - New Roofs	0.00	130,096.21	130,096.21	0.00	210,000.00	\$714.29	\$59.52
	Total Reserve Expenses	16,449.29	291,692.50	385,261.95	0.00	469,000.00	1,595.24	\$132.94
	Net Total	(85,385.46)	(436,969.82)	(596,551.15)	3.00	(469,000.00)	(1,595.24)	(\$132.94)
	Net Effect to Reserves	53,250.54	(259,739.82)	(383,875.15)	212,679.00	70,340.00	239.25	\$19.94

As of October 31, 2025

Operating Account	\$16,181.09
Money Market	\$215,296.75
Commercial Bank CD	\$76,141.67
TOTAL	\$307,619.51

Accounts Receivable	\$40,134.12
Total Assets	\$347,753.63

As of December 31, 2024

Operating Account	\$28,861.58
Money Market	\$458,705.20
Commercial Bank CD	\$76,141.67
TOTAL	\$563,708.45

Accounts Receivable	\$36,926.51
Total Assets	\$600,634.96