

BEXLEY PARK MASTER ASSOCIATION, INC.**2026 APPROVED BUDGET**

	ADOPTED 2025	PROJECTED 12/31/2025	APPROVED 2026
REVENUE			
5000 MONTHLY MAINT INCOME	1,584,727	1,584,727	1,527,668
5100 CAPITAL CONTRIBUTION	3,000	3,000	0
5150 CABLE INCOME	5,280	5,280	0
5300 LATE FEE INCOME	2,500	2,500	0
5500 MISC INCOME	0	500	0
5600 LEGAL FEES REIMB	1,600	800	0
5650 VIOLATION INCOME	0	1,500	0
5700 POOL GATE KEY INCOME	500	500	0
TOTAL REVENUE	1,597,607	1,598,807	1,527,668

UTILITIES

6000 ELECTRICITY	82,000	82,277	82,500
6005 WATER & SEWER	2,500	2,501	2,500
6015 TRASH REMOVAL	1,500	1,368	1,366
6025 CABLE TV	322,000	319,853	332,861
TOTAL	408,000	405,999	419,227

REPAIRS & MAINT

6050 LANDSCAPE COMMON AREA	66,465	66,165	66,165
6060 TREE MAINT COMMON	24,465	31,890	24,465
6070 LANDSCAPE EXTRAS COMMON	8,000	6,918	8,000
6080 IRRIG REPAIRS/MAINT	40,100	62,000	53,700
6090 MULCH COMMON AREA	4,004	5,720	10,860
6100 LAKE MAINT & REPAIRS	5,300	4,284	4,500
6110 JANITORIAL CONTRACT	5,741	5,736	5,736
6120 JANITORIAL SUPPLIES	4,000	3,781	4,000
6130 PARKING ENFORCEMENT	4,000	3,592	4,000
6140 POOL CONTRACT	5,700	5,700	5,700
6150 POOL REPAIRS	2,500	5,731	3,000
6160 POOL FURNITURE	1,000	5,000	2,000
6170 GENERAL MAINT & REPAIRS	22,500	38,321	22,500
6180 IPM & FERT	40,800	40,800	48,265
TOTAL	234,575	285,638	262,891

ESTATES HOMES EXPENSES

6300 PRESSURE CLEAN - EH	5,000	4,000	4,500
6310 MULCH - EH	13,805	19,982	20,108
6320 LANDSCAPE CONTRACT - EH	92,061	91,761	91,761
6330 TREE MAINTENANCE - EH	9,500	8,505	6,075
7000 RESERVES - EH	10,000	10,000	5,000
TOTAL	130,366	134,248	127,444

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	ADOPTED 2025	PROJECTED 12/31/2025	APPROVED 2026
<u>TOWNHOMES EXPENSES</u>			
6400 LANDSCAPE CONTRACT - TH	34,470	34,170	34,170
6410 MULCH - TH	3,080	4,455	5,324
6420 LANDSCAPE REPLACEMENT - TH	15,000	15,000	7,500
6430 TREE MAINTENANCE - TH	6,430	7,780	6,430
6440 REPAIRS & MAINTENANCE - TH	65,000	63,798	65,000
6450 INSURANCE - TH	173,547	173,547	154,974
7100 RESERVES - TH	15,000	15,000	15,000
TOTAL	312,527	313,750	288,398
<u>MANOR HOMES EXPENSES</u>			
6500 LANDSCAPE CONTRACT - MH	30,204	29,904	29,904
6510 MULCH - MH	4,879	7,102	7,788
6520 TREE MAINTENANCE - MH	7,300	8,218	7,300
6530 LANDSCAPE REPLACEMENTS - MH	20,000	20,000	7,500
6540 REPAIRS & MAINTENANCE - MH	50,000	33,348	40,000
6550 INSURANCE - MH	171,431	171,431	129,647
7200 RESERVES - MH	15,000	15,000	15,000
TOTAL	298,814	285,003	237,139
<u>ADMIN EXPENSES</u>			
6700 ACCOUNTING	5,000	5,000	5,000
6710 LEGAL FEES - ASSOCIATION	25,000	7,000	10,000
6720 LEGAL FEES - COLLECTIONS	5,000	22,500	10,000
6730 MANAGEMENT FEE	47,880	47,880	50,274
6740 SOCIAL	1,000	1,000	1,000
6750 ADMIN EXPENSE	6,000	3,500	6,000
6760 COUPON BOOKS	1,100	1,100	1,100
6770 INSURANCE	121,745	121,745	108,795
6780 LICENSE & FEES	600	350	400
TOTAL	213,325	210,075	192,569
TOTAL OPERATING EXPENSES	1,597,607	1,634,713	1,527,668

ESTATE HOMES (101)	\$373.67	\$381
TOWN HOMES (82)	\$583.71	\$569
MANOR HOMES (81)	\$573.53	\$520