

**Abbot Lake Estates
2026 Budget Forecast**

January - December 2026

2026 HOA Dues 176 Homes \$290.40	\$51,110.40	
Outstanding dues and fees	\$430.80	
TOTAL POTENTIAL REVENUE		\$51,541.20
EXPENSE		
Landscaping		
Annual Lawn Maintenance	\$41,626.33	
Tree Maintenance (common area trees)	\$1,500.00	
Pond Maintenance	\$500.00	
Lawn Maintenance (outside items not in annual contract)	\$500.00	
Total Landscaping		\$44,126.33
Insurance Expense		
General Liability and Commercial Fire	\$8,000.00	
Total Insurance Expense		\$8,000.00
CPA Accounting Fees	\$300.00	
Legal and Lien Fees	\$300.00	
Total Legal and Other Professional Fees		\$600.00
Repairs & Maintenance Expense		
Playground Expenses	\$500.00	
Splash Pad Repairs	\$650.00	
Irrigation System Repairs	\$500.00	
Wildlife Control - Beavers	\$1,100.00	
Fence Repairs	\$1,500.00	
Total Repairs & Maintenance Expense		\$4,250.00
Utilities Expense		
Water & Sewer	\$9,900.00	
Electric	\$1,500.00	
Total Utilities Expense		\$11,400.00
Office Expense		
Supplies	\$250.00	
Postage	\$250.00	
Total Office Expense		\$500.00
Other Expense		
Management Fees Expense	\$9,780.87	
Bank Fees	\$250.00	
Website Expenses	\$600.00	
HOA Signage	\$300.00	
Uncollected Dues (yearly average)	\$1,000.00	
Total Other Expense		\$11,930.87
TOTAL EXPENSE		\$80,807.20
NET INCOME		(\$29,266.00)

NOTES: This is a soft prediction of potential revenue and expected expenses for 2026