062560 - McNeill Farms East Condominium Association
660 Units - Monthly Assessments - Various $$ amounts
1/1/26 - 12/31/26

COA	Description	Approved 2026 Budget	Monthly Split											
			January	February	March	April	May	June	July	August	September	October	November	December
4000	**INCOME**	**$ 2,407,936.60**												
4001	**OPERATING INCOME**	$ 2,407,936.60	$ 200,661.53	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37	$ 200,661.37
4020	ASSESSMENTS - MONTHLY	$ 2,366,686.60	$197,223.92	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88	$197,223.88
4060	LATE CHARGES	$ 20,000.00	$1,666.63	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67
4120	MISCELLANEOUS	$ 250.00	$20.87	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83
4150	CABLE INCOME	$ 10,000.00	$833.37	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33
4180	CH/POOL INCOME	$ 1,000.00	$83.37	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33
4293	LEGAL/COLLECTION	$ 10,000.00	$833.37	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33
4340	INTEREST - RESERVES	$ 2,500.00	$208.37	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33
4350	INTEREST ALLOC TO RESERVES	$ (2,500.00)	($208.37)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)	($208.33)
4990	**EXPENSES**	**$ 2,408,436.60**	$ 188,663.55	$ 188,663.44	$ 181,163.44	$ 218,295.38	$ 208,181.33	$ 206,181.33	$ 206,181.33	$ 207,181.33	$ 206,181.33	$ 219,481.30	$ 188,663.44	$ 188,663.44
5000	**BUILDING MAINTENANCE**	$ 148,150.00	$ 11,512.39	$ 11,512.51	$ 11,512.51	$ 11,512.51	$ 14,512.51	$ 12,512.51	$ 12,512.51	$ 13,512.51	$ 12,512.51	$ 13,512.51	$ 11,512.51	$ 11,512.51
5010	BUILDING MAINTENANCE	$ 90,000.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00
5020	ROOF REPAIRS	$ 7,000.00	$583.37	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33	$583.33
5060	PLUMBING REPAIRS	$ 20,000.00	$1,666.63	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67	$1,666.67
5065	SUMP PUMP REPAIR	$ 6,000.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
5069	CONCRETE PORCH/STOOP	$ 5,000.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$0.00	$0.00	$0.00
5075	STAIRWAY REPAIRS	$ 7,500.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00	$625.00
5081	OUTSIDE LIGHTING REPAIRS	$ 2,000.00	$166.63	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67
5160	GATES AND FENCES	$ 2,000.00	$166.63	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67
5220	SIGN MAINTENANCE	$ 650.00	$54.13	$54.17	$54.17	$54.17	$54.17	$54.17	$54.17	$54.17	$54.17	$54.17	$54.17	$54.17
5340	FIRE EXT & HYDRANTS	$ 3,000.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
5561	ROAD REPAIRS	$ 5,000.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$1,000.00	$0.00	$2,000.00	$0.00	$0.00
5610	GUTTER REPAIR	$ 5,000.00	$416.64	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67	$416.67
6000	**GROUNDS MAINTENANCE**	$ 274,725.25	$ 12,333.37	$ 12,333.33	$ 4,833.33	$ 41,151.27	$ 27,651.22	$ 27,651.22	$ 27,651.22	$ 27,651.22	$ 27,651.22	$ 41,151.19	$ 12,333.33	$ 12,333.33
6035	GENERAL MAINTENANCE	$ 18,000.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00
6040	CONTRACTED LAWN SERVICE	$ 159,725.25	$0.00	$0.00	$0.00	$22,817.94	$22,817.89	$22,817.89	$22,817.89	$22,817.89	$22,817.89	$22,817.86	$0.00	$0.00
6083	EXTERMINATION	$ 27,000.00	$0.00	$0.00	$0.00	$13,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,500.00	$0.00	$0.00
6201	TREES/SOD/PLANTS	$ 40,000.00	$3,333.37	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33	$3,333.33
6353	SNOW SERVICES	$ 30,000.00	$7,500.00	$7,500.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,500.00	$7,500.00
7000	**POOL/CLUBHOUSE EXPENSE**	$ 273,039.70	$22,170.03	$22,169.97	$22,169.97	$22,733.97	$23,369.97	$23,369.97	$23,369.97	$23,369.97	$23,369.97	$22,169.97	$22,169.97	$22,169.97
7020	CH PAYROLL	$ 181,239.70	$15,103.29	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31	$15,103.31
7040	CONTRACTED POOL SERVICE	$ 6,000.00	$0.00	$0.00	$0.00	$0.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$0.00	$0.00	$0.00
7080	POOL EQUIPMENT REPAIR	$ 10,000.00	$833.37	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33
7195	CLUBHOUSE SUPPLIES	$ 6,500.00	$541.63	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67
7201	CLUBHOUSE - CARPET	$ 2,000.00	$166.63	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67	$166.67
7203	ALARM MONITORING/INSPECTION	$ 2,500.00	$208.37	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33
7262	CLUBHOUSE TELEPHONE	$ 2,100.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00	$175.00
7284	CLUBHOUSE GAS	$ 2,500.00	$208.37	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33
7290	HVAC - CLUBHOUSE	$ 2,500.00	$208.37	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33
7310	CABLE SERVICE	$ 700.00	$58.37	$58.33	$58.33	$58.33	$58.33	$58.33	$58.33	$58.33	$58.33	$58.33	$58.33	$58.33
7600	FITNESS EQUIPMENT	$ 6,000.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
7650	SECURITY SERVICE - SPECIAL DUTY OFFICERS	$ 50,000.00	$4,166.63	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67	$4,166.67
7809	LICENSES AND PERMITS	$ 1,000.00	$0.00	$0.00	$0.00	$564.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7900	**UTILITIES**	$ 675,000.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00	$56,250.00
7910	ELECTRIC	$ 75,000.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00
7920	WATER/SEWER	$ 440,000.00	$36,666.63	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67	$36,666.67
7940	TRASH REMOVAL	$ 160,000.00	$13,333.37	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33	$13,333.33
8000	**ADMINISTRATIVE**	$ 458,721.65	$ 38,164.39	$ 38,164.30	$ 38,164.30	$ 38,414.30	$ 38,164.30	$ 38,164.30	$ 38,164.30	$ 38,164.30	$ 38,164.30	$ 38,164.30	$ 38,164.30	$ 38,164.30
8020	MANAGEMENT FEE	$ 72,632.65	$6,052.73	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72	$6,052.72
8040	POSTAGE	$ 4,600.00	$383.37	$383.33	$383.33	$383.33	$383.33	$383.33	$383.33	$383.33	$383.33	$383.33	$383.33	$383.33
8060	COPIES/PRINTING/SUPPLIES	$ 12,500.00	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67	$1,041.67

8061	WEBSITE	$ 1,000.00	$83.37	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33
8069	TECHNOLOGY FEE	$ 300.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
8081	ACCOUNTING SERVICES	$ 250.00	$0.00	$0.00	$0.00	$250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
8100	LEGAL EXPENSE	$ 25,000.00	$2,083.37	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33	$2,083.33
8120	INSURANCE	$ 333,534.00	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50	$27,794.50
8180	INCOME TAX	$ 1,875.00	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25	$156.25
8190	MISCELLANEOUS	$ 500.00	$41.63	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67
8230	BANK CHARGES	$ 30.00	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50
8300	GROUP INSURANCE	$ 6,000.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
9000	**RESTRICTED TRANSFERS TO RESERVES**	$ 578,800.00	$ 48,233.37	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33	$ 48,233.33
9170	REPLACEMENT RESERVE	$ 578,800.00	$48,233.37	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33	$48,233.33
9980	TOTAL EXPENSES	$ 2,408,436.60													
9990	NET GAIN (LOSS)	$ (500.00)													