

Budget Summary Report
Powhatan Secondary
2026 Approved Budget

	2026 Budget
Assessment Income	
4000 - Assessment	530,145.00
4020 - Monticello Apt. Dues	24,021.00
4025 - Steeplechase Apt. Dues	20,112.00
4050 - Cluster Street Lights	420.00
4065 - Cluster Street Maintenance	2,625.00
4120 - Capital Contribution	20,577.00
Total Assessment Income	597,900.00
Collections Income	
4710 - Late Charges	3,600.00
Total Collections Income	3,600.00
Other Income	
4835 - Clubhouse Rent	7,950.00
Total Other Income	7,950.00
Total Powhatan Secondary Income	609,450.00
Administrative	
5010 - Bad Debt Expense	8,000.00
5090 - Office Supplies	600.00
5115 - Web Site Maintenance	1,200.00
5195 - Miscellaneous Expense	2,850.00
5200 - Social Events	5,000.00
5210 - Printing & Reproduction	11,000.00
5215 - Postage	2,158.00
5220 - Board Picnic	1,000.00
Total Administrative	31,808.00
Insurance	
5400 - Insurance	11,500.00
Total Insurance	11,500.00
Utilities	
6000 - Electricity	12,226.00
6005 - Gas	751.00
6025 - Water & Sewer	2,500.00
Total Utilities	15,477.00
Landscaping	
6100 - Landscape Contract	65,000.00
6110 - Common Area Improvements	14,000.00
6115 - Trail Maintenance	0.00
6120 - BMP Routine Maintenance	25,000.00
Total Landscaping	104,000.00
Operations	
6300 - Permits & Licenses	250.00
Total Operations	250.00
Contracted Services	
6035 - Garbage Removal	500.00
6430 - Janitorial Services	5,460.00

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Contracted Services	
6434 - Pest Control	1,440.00
6438 - Pool Operation Contract	69,000.00
6441 - Lake/Pond Maint. Contract	25,000.00
6442 - Snow Removal Services	1,000.00
Total Contracted Services	102,400.00
Repair & Maintenance	
6515 - Building Repair & Maintenance	6,000.00
6525 - Clubhouse Maint Repair	7,000.00
6620 - Common Area Maint.	97,150.00
6635 - Pool Supplies	2,000.00
6680 - Pond Maintenance	1,500.00
6700 - Pool Maintenance & Repair	15,000.00
6795 - Playground Maintenance	1,500.00
Total Repair & Maintenance	130,150.00
Professional Services	
7000 - Accounting & Tax Preparation	11,120.00
7020 - Legal & Professional	15,000.00
7040 - Management	45,000.00
Total Professional Services	71,120.00
Taxes	
9000 - Federal Income Tax	1,400.00
9005 - State Income Tax	300.00
Total Taxes	1,700.00
Reserve Expenses	
9802 - Operating Reserve	12,000.00
9834 - Reserves - Contingency	111,000.00
9924 - Pool Reserves	15,000.00
9954 - Cluster Way Expenses	3,045.00
Total Reserve Expenses	141,045.00
Total Powhatan Secondary Expense	609,450.00
Total Association Net Income / (Loss)	0.00