Lexington East Unit One	2027 Budget
Total Fees	526,320.00
Board of Directors/Officer Compensation	(8,052.00)
Fee Revenue-Total	518,268.00
EXPENSES-BUILDINGS	
Carpet Clean/Replace	
Hall Cleaning	17,160.00
Dryer vent cleaning	12,000.00
General Maintenance	14,000.00
Garage Doors - Maint/Replace	2,000.00
Roofs - Maintenance	1,500.00
Roofs - Replacement	
Intercoms - Maint/Replace	1,200.00
Sewer Line/Water Damage Repair	1,000.00
Painting Interior/Exterior	
Total Buildings	48,860.00
EXPENSES-GROUNDS	
Drives/Parking Maint	
Feed & Weed Control	13,000
Mowing/Trimming	42,000
Other Grounds Expenses	4,000
Seeding & Sod	
Snow & Ice Removal	44,000
Trees/Shrubs -Mulching	
Trees/Shrubs - Replace	
Trees/Shrubs - Trim/Remove	4,253
Total Grounds	107,253.00
EXPENSES-OPERATING	
Meeting Expenses	600.00
Office Supplies/Copy	400.00
Social/PR Activities	300.00
Treasurer	4,200.00
Bank Fees	200.00
Accountant Mo Fee	3,540.00
Accountant Tax Prep	3,190.00
Audit	3,675.00
Insurance	170,000.00
Property Manager Fee	9,000.00
Association Secretary	1,860.00
Electricity	17,000.00
Water	200.00
Legal Fees	18,542.00
Website Operation	500.00
Taxes	50,000.00
Total Operating	283,207.00
TOTAL BUDGET 2027	439,320.00

Monthly HOA fees	
A Unit	$272.00
B Unit	$231.00
C Unit	$286.00
D Unit	$231.00

Fannie Mae
Freddie Mac
require funding
reserves at 15% of
annual assessment income
for conventional mortgages
$526,320 x15% =$78,948/yr

Fee Revenue Total minus
Total Budget
$ 78,948.00