

# Nichols Landing Homeowners Association, Inc.

## 2026 Approved Annual Budget

	2025	2026	% Variance
<b>Income</b>			
<b>Operating Income</b>			
4000 - Assessments	68,775.00	75,325.00	9.52 %
<b>Total Operating Income</b>	<b>68,775.00</b>	<b>75,325.00</b>	<b>9.52 %</b>
<b>Total Income</b>	<b>68,775.00</b>	<b>75,325.00</b>	<b>9.52 %</b>
<b>Expense</b>			
<b>General Administrative</b>			
5020 - Administrative Services	1,000.00	3,000.00	200.00 %
5070 - Insurance	4,000.00	4,000.00	.00 %
5305 - Community Website	203.00	350.00	72.41 %
5400 - Association Events	500.00	1,000.00	100.00 %
5410 - Accounting & Audit	500.00	500.00	.00 %
5420 - Legal Expenses	7,000.00	9,000.00	28.57 %
5430 - Management Contract	8,925.00	9,525.00	6.72 %
<b>Total General Administrative</b>	<b>22,128.00</b>	<b>27,375.00</b>	<b>23.71 %</b>
<b>Grounds</b>			
5500 - Grounds Contract	8,910.00	8,910.00	.00 %
5511 - Grounds - Maintenance	1,500.00	1,500.00	.00 %
5519 - Pine Straw/Mulch	2,500.00	2,500.00	.00 %
5520 - Seasonal Flowers	1,500.00	1,500.00	.00 %
5540 - Retention/Detention Pond Maintenance	3,300.00	3,600.00	9.09 %
<b>Total Grounds</b>	<b>17,710.00</b>	<b>18,010.00</b>	<b>1.69 %</b>
<b>Rec Area Maintenance</b>			
6010 - Pool - Contract	7,480.00	8,223.00	9.93 %
6017 - Pool - Licenses & Fees	275.00	275.00	.00 %
6020 - Pool - Supplies and Repairs	2,500.00	2,400.00	(4.00) %
6190 - Janitorial	2,700.00	2,700.00	.00 %
6500 - General Repair/Maintenance	1,402.00	1,402.00	.00 %
<b>Total Rec Area Maintenance</b>	<b>14,357.00</b>	<b>15,000.00</b>	<b>4.48 %</b>
<b>Utilities</b>			
7000 - Telephone	1,055.00	1,440.00	36.49 %
7020 - Electric	2,500.00	2,575.00	3.00 %
7030 - Water/Sewer	2,100.00	2,000.00	(4.76) %
7040 - Waste Removal / Sanitation	275.00	275.00	.00 %
7050 - Pest Control	300.00	300.00	.00 %
7051 - Termite	300.00	300.00	.00 %
7410 - Property Taxes	850.00	850.00	.00 %
<b>Total Utilities</b>	<b>7,380.00</b>	<b>7,740.00</b>	<b>4.88 %</b>
<b>Misc</b>			
9001 - Reserve Contribution	7,200.00	7,200.00	.00 %
<b>Total Misc</b>	<b>7,200.00</b>	<b>7,200.00</b>	<b>.00 %</b>
<b>Total Expense</b>	<b>68,775.00</b>	<b>75,325.00</b>	<b>9.52 %</b>