

**The Gates of Wellington
2026 Budget**

Common Area	Budgeted '25 Per Year	Actual '25 Thru October	Budgeted '25 Per Year	Townhome Group 1	Townhome Group 2	Townhome Group 3	2452 & 2456 St James Lndg	Williamsburg Lane**
1. Grounds	\$ 13,410.00	\$ 11,189.28	\$ 13,500.00					
2. Water (sprinkler & guard house)	\$ 5,000.00	\$ 2,227.93	\$ 3,500.00					
3. Accounting & Taxes & Legal	\$ 1,000.00	\$ 763.28	\$ 800.00					
4. Power (guard house & street lights)	\$ 8,000.00	\$ 7,932.41	\$ 9,500.00					
5. Guard House/Entrance Reserve	\$ 3,500.00	\$ 2,689.21	\$ 3,500.00					
6. Internet for Gate	\$ -	\$ 1,253.14	\$ 1,300.00					
7. Security	\$ 3,600.00	\$ 1,303.99	\$ 2,500.00					
8. Paving Reserve	\$ 5,000.00	\$ 3,889.11	\$ 5,000.00					
9. Insurance	\$ 4,431.00	\$ 5,003.25	\$ 6,250.00					
10. General Maintenance	\$ 5,000.00	\$ 6,562.12	\$ 6,000.00					
11. Entrance Upkeep	\$ 6,500.00	\$ 5,719.64	\$ 6,850.00					
12. Office Expense and Supplies	\$ 550.00	\$ 262.68	\$ 450.00					
13. Capital Investments	\$ -	\$ 13,685.20	\$ -					
Total	\$ 55,991.00	\$ 62,481.24	\$ 59,150.00	\$ 86.48	\$ 86.48	\$ 86.48	\$86.48	\$ 86.48
Direct Cost								
1. Grounds	\$ 68,600.00	\$ 57,152.21	\$ 68,605.00	\$ 77.56	\$ 77.56	\$ 77.56	\$ 77.56	\$ 110.27
2. Management Fee	\$ 10,080.00	\$ 8,400.00	\$ 10,080.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
3. Water	\$ 1,500.00	\$ 1,192.24	\$ 1,600.00	\$ 9.52	\$ 9.52	\$ 9.52	\$ 9.52	\$ -
4. Paint Reserve	\$ 5,000.00	\$ 4,149.69	\$ 5,000.00	\$ 34.72	\$ 34.72	\$ 34.72	\$ -	\$ -
5. General Maintenance	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 5.95	\$ 5.95	\$ 5.95	\$ 5.95	\$ -
6. Insurance	\$ 23,867.00	\$ 22,525.75	\$ 26,202.00	\$ 180.71	\$ 165.83	\$ 199.33	\$ -	\$ -
Total	\$ 110,047.00	\$ 93,419.89	\$ 112,487.00	\$ 409.94	\$ 395.06	\$ 428.56	\$ 194.51	\$ 211.75
		2025 Dues		\$ 413.00	\$ 413.00	\$ 413.00	\$ 196.00	\$ 210.00
		Y-O-Y Change		\$ (3.06)	\$ (17.94)	\$ 15.56	\$ (1.49)	\$ 1.75
		Recommended 2026 Dues		\$ 410.00	\$ 395.00	\$ 428.50	\$ 196.00	\$ 211.75
Capitla Investments Includes = Gate Operational Repairs & New Windows for Guard House paid from applicable reserves								
Townhome Group1 = 2400, 2404, 2424 & 2428 Saint James Landing								
Townhome Group 2 = 2408, 2412, 2416 & 2420 Saint James Landing								
Townhome Group 3 = 2432, 2436, 2444 & 2448 Saint James Landing								
**1591 Williamsburg Lane - Increase fee from \$304.13 to \$306.75 (double/oversized lot).								