

Wellington 2025 Actuals 2026 Budget

<u>Expenses</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>Total</u>
Accounting & Taxes	\$ -	\$ -	\$ -	\$ -	\$ 650.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508.82	\$ -	\$ 1,158.82
Insurance	\$ -	\$ (1,945.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 1,635.00	\$ 1,188.00	\$ 878.00
Alabama Power	\$ 1,252.68	\$ 1,176.44	\$ 1,152.24	\$ 1,208.48	\$ 1,171.34	\$ 1,253.87	\$ 1,232.67	\$ 1,234.83	\$ 1,300.71	\$ 1,272.03	\$ 1,318.87	\$ 1,290.65	\$ 14,864.81
Water	\$ 57.77	\$ 57.77	\$ 57.77	\$ 57.77	\$ 110.05	\$ 57.77	\$ 57.77	\$ 57.77	\$ 57.77	\$ 57.77	\$ 62.97	\$ 62.97	\$ 755.92
Lawn Care	\$ 1,886.19	\$ 3,772.38	\$ 1,886.19	\$ -	\$ 3,772.38	\$ -	\$ 1,886.19	\$ 1,886.19	\$ 1,886.19	\$ 3,772.38	\$ 400.00	\$ 1,886.19	\$ 23,034.28
Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00		\$ 600.00	\$ 400.00		\$ -	\$ 2,600.00
Reserves	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 45,083.33	\$ 83.33	\$ 45,999.96
Maintenance	\$ 72.87	\$ 1,446.28	\$ 79.26	\$ 1,399.56	\$ 3,072.56	\$ 605.41	\$ 2,773.68	\$ 3,497.74	\$ 1,574.06	\$ 520.55	\$ 229.26	\$ 147.35	\$ 15,418.58
Property Management	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 8,640.00
Security Cameras	\$ 333.34	\$ 333.34	\$ 541.68	\$ 541.68	\$ 541.68	\$ 541.68	\$ 541.68	\$ 541.68	\$ -	\$ -	\$ -	\$ 541.68	\$ 4,458.44
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 637.50	\$ -	\$ -	\$ -	\$ -	\$ 637.50
<b>Total</b>	<b>\$ 4,406.18</b>	<b>\$ 5,644.54</b>	<b>\$ 4,520.47</b>	<b>\$ 4,010.82</b>	<b>\$ 10,121.34</b>	<b>\$ 4,062.06</b>	<b>\$ 8,095.32</b>	<b>\$ 8,659.04</b>	<b>\$ 6,222.06</b>	<b>\$ 6,826.06</b>	<b>\$ 49,958.25</b>	<b>\$ 5,920.17</b>	<b>\$ 118,446.31</b>
	Budgeted		Actual		Budgeted								
<u>Expenses</u>	<u>2025</u>		<u>2025</u>		<u>2026</u>		<u>2025 Income (through 12/31/25)</u>				<u>Cash on Hand as of 12/31/25</u>		
Accounting & Taxes	\$ 1,200.00		\$ 1,158.82		\$ 1,200.00		\$89,400.99				\$ 34,754.99		
Insurance	\$ 3,042.00		\$ 878.00		\$ 2,798.00								
Alabama Power	\$ 16,000.00		\$ 14,864.81		\$ 16,000.00		<u>2025 Outstanding Fees 10/27/2025</u>				<u>Reserve Balance as of 12/31/25</u>		
Water	\$ 3,000.00		\$ 755.92		\$ 3,000.00		\$ -				\$ 60,615.48		
Lawn Care	\$ 27,948.57		\$ 23,034.28		\$ 23,086.92								
Landscape	\$ 3,000.00		\$ 2,600.00		\$ 3,000.00								
Reserves	\$ 999.96		\$ 45,999.96	*	\$ 8,534.92								
Maintenance	\$ 20,000.00		\$ 15,418.58		\$ 17,000.00		<u>2025 Owner's Fees</u>						
Property Management	\$ 8,640.00		\$ 8,640.00		\$ 8,640.00		28 lots @ \$1100.00 = \$30,800.00						
Security Cameras	\$ 4,000.00		\$ 4,458.44		\$ 6,500.16		67 lots @ \$880.00 = \$58,960.00						
Capital Improvements	\$ 1,929.47	***	\$ -		\$ -		95 lots \$89,760.00						
Contingencies	\$ -		\$ 637.50		\$ -								
<b>Total</b>	<b>\$ 89,760.00</b>		<b>\$ 118,446.31</b>		<b>\$ 89,760.00</b>								
<b>*\$45,000 deposit to reserve</b>													
<b>** received \$1945 refund for overpayment in 2024</b>													
<b>***shrub removal &amp; add zoysia sod - completed in 2024</b>													
<b>****\$7534.96 approved for reserve account</b>													