

Crystal Pond Condominium Association		
2026-2027 Budget		
July 1, 2026-June 30, 2027		
INCOME	2026-2027	TOTAL
Master Association Dues	\$432,000	
TOTAL INCOME:		\$432,000
EXPENSES	2026-2027	TOTAL
ADMINISTRATIVE		
CPA/tax forms	\$600	
Insurance	\$33,000	
Legal	\$60,000	
Management Fees	\$14,400	
Misc Administation	\$300	
Postage/Copies	\$400	
ADMINISTRATIVE TOTAL:		\$108,700
LANDSCAPING		
Beautification Committee	\$500	
Fertilization	\$13,500	
Insecticide	\$6,000	
Irrigation	\$4,000	
Snow Removal/Salt	\$47,500	
Summer Lawn Care	\$53,350	
Tree/Shrub Care/Trimming	\$3,000	
LANDSCAPING TOTAL		\$127,850
COMMUNITY BUILDING MAINTENANCE/GROUNDS		
General Common Elements Maintenance	\$1,210	
Gutter clean out	\$3,000	
Gutter Maintenance	\$3,000	
Power Washing	\$2,000	
Fees/Permits	\$550	
Pond Treatment	\$26,000	
COMMUNITY MAINTENANCE/GROUNDS TOTALS		\$35,760

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EXPENSES	2026-2027	TOTAL
BUILDING REPAIR (new units)		
Asphalt/Concrete Repairs		
Building Maintenance (siding wind damaged)	\$1,500	
Building Maintenance (siding from mowers)	\$2,000	
Roof Maintenance	\$3,000	
BUILDING REPAIR TOTAL		\$6,500
MAJOR PROJECTS (original 20)		
Asphalt/Concrete Repairs	\$33,900	
Roof Replacement	\$35,290	
Roof Repairs	\$2,000	
Replace wood trim & paint	\$16,000	
MAJOR PROJECTS TOTAL:		\$87,190
UTILITIES		
DTE	\$800	
YCUA	\$22,000	
UTILITIES TOTAL:		\$22,800
RESERVE CONTRIBUTION		\$43,200
TOTAL EXPENSES:		\$432,000