

FY26 Approved Annual Budget: The Cottages at Argyle Condominium Association, Inc.

Last updated on 9/26/2025

The Cottages at Argyle Condominium Association, Inc.

The Cottages at Argyle Condominium Association, Inc.								
Account	Description	YTD Actual 8/31/25	Sept-Dec Est.	2025 Total Est.	2025 Budget Variance Est.	2025 Budget	2026 Budget	
Operating Accounts								
Income Accounts								
40-4000-00	Monthly Assessment	\$381,312.00	\$190,656.00	\$571,968.00	\$0.00	\$571,968.00	\$571,968.00	
40-4010-00	Late Fees - Assessments	\$2,685.00	\$0.00	\$2,685.00	\$2,685.00	\$0.00	\$0.00	
40-4020-00	Interest - Assessment	\$1,417.34	\$0.00	\$1,417.34	\$1,417.34	\$0.00	\$0.00	
42-4200-00	Collection Fees	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$0.00	
44-4430-00	Key Fob/Cards	\$560.00	\$0.00	\$560.00	\$560.00	\$0.00	\$0.00	
44-4450-00	NSF	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	
47-4700-00	Interest Income - Operating	\$0.84	\$0.00	\$0.84	\$0.84	\$0.00	\$0.00	
47-4740-00	Interest Income - Capital	\$5,939.92	\$0.00	\$5,939.92	\$5,939.92	\$0.00	\$0.00	
47-4741-00	Allocate Interest to Capital	-\$5,939.92	\$0.00	-\$5,939.92	-\$5,939.92	\$0.00	\$0.00	
47-4750-00	Interest Income - Reserve	\$1,561.08	\$0.00	\$1,561.08	\$1,561.08	\$0.00	\$0.00	
47-4751-00	Allocate Interest to Reserve	-\$1,561.08	\$0.00	-\$1,561.08	-\$1,561.08	\$0.00	\$0.00	
49-4940-00	Insurance Proceeds	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$0.00	
Income Accounts Total		\$437,275.18	\$190,656.00	\$627,931.18	\$55,963.18	\$571,968.00	\$571,968.00	
Expense Accounts								
General & Administrative								
50-5000-00	Audit & Tax Service	\$3,400.00	\$0.00	\$3,400.00	\$100.00	\$3,500.00	\$3,400.00	
50-5020-00	Annual Report	\$148.75	\$61.25	\$210.00	-\$148.75	\$61.25	\$61.25	
50-5030-00	Annual Condo Fees	\$576.00	\$0.00	\$576.00	\$0.00	\$576.00	\$576.00	
50-5040-00	Licenses, Taxes & Permits	\$13,932.35	\$0.00	\$13,932.35	-\$13,606.35	\$326.00	\$325.35	
50-5050-00	Bad Debt	\$333.36	\$6,620.00	\$6,953.36	-\$6,453.36	\$500.00	\$19,860.00	
50-5060-00	Management Contract	\$27,950.00	\$14,000.00	\$41,950.00	-\$11,950.00	\$30,000.00	\$43,400.00	
50-5070-00	Collection Expense	\$575.10	\$0.00	\$575.10	-\$575.10	\$0.00	\$0.00	
50-5080-00	Accounting Fees	\$0.00	\$0.00	\$0.00	\$3,400.00	\$3,400.00	\$0.00	
50-5081-00	Bank Charges	\$0.00	\$0.00	\$0.00	\$1,358.00	\$1,358.00	\$0.00	
50-5090-00	Reserve Study	\$2,300.00	\$2,300.00	\$4,600.00	-\$2,100.00	\$2,500.00	\$0.00	
50-5100-00	Insurance	\$91,080.12	\$41,337.19	\$132,417.31	\$69,967.69	\$202,385.00	\$130,212.15	
50-5120-00	Telephone	\$987.91	\$586.88	\$1,574.79	\$525.21	\$2,100.00	\$1,760.64	
50-5130-00	Legal Fees	\$2,941.00	\$0.00	\$2,941.00	-\$1,441.00	\$1,500.00	\$0.00	
50-5150-00	Office Supplies	\$4,241.23	\$1,108.80	\$5,350.03	\$1,963.72	\$7,313.75	\$3,600.00	
50-5160-00	Termite Bond	\$13,110.00	\$900.00	\$14,010.00	-\$11,310.00	\$2,700.00	\$2,700.00	

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Operating Accounts								
Landscaping								
60-6100-00	Landscape Contract	\$23,698.50	\$13,542.00	\$37,240.50	-\$986.50	\$36,254.00	\$40,626.00	
60-6200-00	Landscape Maintenance	\$2,068.50	\$2,931.50	\$5,000.00	\$0.00	\$5,000.00	\$30,000.00	
60-6300-00	Irrigation R&M	\$14,746.61	\$3,000.00	\$17,746.61	-\$9,746.61	\$8,000.00	\$9,000.00	
60-6400-00	Tree Trimming	\$250.00	\$15,000.00	\$15,250.00	\$0.00	\$0.00	\$15,000.00	
Maintenance								
62-6200-00	Lake Maintenance Contract	\$1,591.00	\$872.00	\$2,463.00	\$1,452.00	\$3,915.00	\$2,376.00	
62-6210-00	Plumbing R&M	\$751.00	\$600.80	\$1,351.80	-\$1,351.80	\$0.00	\$1,721.49	
62-6230-00	Janitorial Supplies & Equip	\$714.37	\$571.50	\$1,285.87	-\$925.87	\$360.00	\$1,300.00	
62-6240-00	Building R&M	\$1,625.00	\$1,300.00	\$2,925.00	\$2,075.00	\$5,000.00	\$15,000.00	
62-6260-00	Pest Control	\$1,486.75	\$1,189.40	\$2,676.15	-\$1,176.15	\$1,500.00	\$3,000.00	
62-6270-00	Roofs R&M	\$311.85	\$0.00	\$311.85	\$0.00	\$0.00	\$0.00	
62-6280-00	Electrical R&M	\$2,339.36	\$1,871.49	\$4,210.85	-\$4,210.85	\$0.00	\$4,200.00	
62-6290-00	Gutter R&M	\$2,122.00	\$0.00	\$2,122.00	\$0.00	\$0.00	\$9,830.00	
62-6300-00	General R&M	\$9,233.56	\$7,386.85	\$16,620.41	-\$13,620.41	\$3,000.00	\$33,000.00	
62-6330-00	Gate R&M	\$3,452.89	\$2,762.31	\$6,215.20	\$6,984.80	\$13,200.00	\$6,096.00	
62-6340-00	Pool Cleaning Contract	\$7,363.00	\$3,400.00	\$10,763.00	-\$1,390.00	\$9,373.00	\$10,200.00	
62-6350-00	Pool Supplies	\$118.18	\$0.00	\$118.18	\$0.00	\$0.00	\$0.00	
62-6360-00	Pool Repairs	\$638.04	\$510.43	\$1,148.47	\$51.53	\$1,200.00	\$1,200.00	
62-6380-00	Signs R&M	\$16.91	\$13.53	\$30.44	-\$30.44	\$0.00	\$0.00	
62-6390-00	Janitorial Services	\$671.86	\$1,118.08	\$1,789.94	\$4,630.06	\$6,420.00	\$3,633.76	
62-6400-00	Security	\$1,599.15	\$1,279.32	\$2,878.47	\$45,121.53	\$48,000.00	\$839.40	
Utilities								
67-6700-00	Electricity	\$3,572.69	\$2,044.00	\$5,616.69	-\$425.69	\$5,191.00	\$6,133.68	
67-6710-00	Water & Sewer	\$5,019.99	\$3,884.00	\$8,903.99	\$10,402.01	\$19,306.00	\$11,651.04	
67-6730-00	Trash	\$46,383.79	\$20,555.08	\$66,938.87	-\$12,352.87	\$54,586.00	\$61,665.24	
Reserve								
97-9700-00	Pooled Reserve Contribution	\$62,295.36	\$31,147.64	\$93,443.00	\$0.00	\$93,443.00	\$99,600.00	
Expense Accounts Total		\$353,646.18	\$181,894.04	\$535,540.22	\$36,427.78	\$571,968.00	\$571,968.00	
Operating Accounts Net		\$83,629.00	\$8,761.96	\$92,390.96	-\$92,390.96	\$0.00	\$0.00	