

Mainstreet Community Service Association Inc

Budget

Fiscal year: 2026

	Prior Actual	Actual YTD	Annual	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reserve - Master Expense															
Reserve Expense (Income)															
9000 - Transfer to Reserves	(\$108,000)	-	(\$108,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)
9517 - Reserve-Repaint Clubhouse	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
9518 - Reserve-Pool Deck	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
9529 - Reserve-Signange	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
9543 - Reserve-Recreation Area	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserve Expense (Income)	(\$108,000)	-	(\$108,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)
Total Expense	(\$108,000)	-	(\$108,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)
Operating - THA Income															
Assessment Revenue															
3001 - Homeowner Fees-TH	\$6,928	\$4,588	\$84,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Assessment Revenue	\$6,928	\$4,588	\$84,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Income	\$6,928	\$4,588	\$84,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Operating - THA Expense															
Grounds & Landscaping															
5031 - Landscaping Contract	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
5070 - Tree Remove-Pruning	\$17,900	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Total Grounds & Landscaping	\$17,900	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance															
7300 - Termite Bond	\$5,650	-	\$6,000	\$6,000	-	-	-	-	-	-	-	-	-	-	-
7305 - Pest Control	\$3,000	-	\$3,000	\$750	-	-	\$750	-	-	\$750	-	-	\$750	-	-
Total Repairs & Maintenance	\$8,650	-	\$9,000	\$6,750	\$0	\$0	\$750	\$0	\$0	\$750	\$0	\$0	\$750	\$0	\$0
Utilities															
8020 - Utilities - Water/Sewer	-	-	\$84,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Utilities	-	-	\$84,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Expense	\$26,550	-	\$93,000	\$13,750	\$7,000	\$7,000	\$7,750	\$7,000	\$7,000	\$7,750	\$7,000	\$7,000	\$7,750	\$7,000	\$7,000
Operating - Master Income															
3045 - Leasing Fee Income	-	-	\$15,000	-	-	-	-	-	-	-	-	\$15,000	-	-	-
Total	-	-	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0
Assessment Revenue															

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3000 - Homeowner Fees	\$760,307	\$44,948	\$738,000	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500	\$61,500
3001 - Homeowner Fees-TH	\$107,253	-	\$84,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Assessment Revenue	\$867,560	\$44,948	\$822,000	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500
Other Revenue															
3200 - Clubhouse Rental	\$2,025	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
3401 - Tennis Income Non Residents	\$499	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue	\$2,524	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Income	\$870,084	\$44,948	\$837,000	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500	\$83,500	\$68,500	\$68,500	\$68,500
Operating - Master Expense															
Administrative															
4010 - Insurance	\$37,610	-	\$36,250	-	-	-	-	\$36,250	-	-	-	-	-	-	-
4020 - Management & Accounting	\$40,484	-	\$45,489	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791
4030 - Legal Fees	\$74,739	\$8,351	\$70,000	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833
4031 - Legal Expense-Collection	(\$7,945)	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
4032 - Office Supplies On Site	\$239	-	\$250	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
4040 - Office & Admin-CMA	\$14,850	-	\$5,700	\$200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$4,500
4042 - Office Equipment Maint	\$191	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
4046 - Copy Machine	\$6,490	-	\$8,172	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681
4050 - Postage	\$4,849	-	\$2,200	-	-	-	\$600	-	-	-	-	\$600	-	-	\$1,000
4107 - Income Tax	-	-	\$285	-	\$285	-	-	-	-	-	-	-	-	-	-
4115 - Board Admin Expense	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
4125 - Reserve Study	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
4130 - Tax/License/Registration	\$567	-	\$555	-	-	\$160	-	-	-	-	-	-	-	-	\$395
4156 - Audit	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
4200 - Salaries/Payroll Expenses	\$205,554	\$8,838	\$223,237	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603	\$18,603
4211 - Temporary Help/Services	\$92,145	-	\$75,000	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250
4226 - Uniforms	-	-	\$750	-	-	-	-	-	-	-	-	-	\$750	-	-
4351 - Misc. General & Admin	\$16,327	-	\$1,000	-	-	-	-	\$500	-	-	-	-	-	\$500	-
4400 - Social Committee	\$3,464	-	\$2,000	-	-	-	-	\$800	-	-	-	-	\$1,200	-	-
4402 - Communicat Committee	\$2,828	-	\$1,480	\$250	-	-	\$160	\$250	-	\$160	-	-	\$160	\$250	\$250
4405 - ARC Committee	-	-	\$525	\$75	-	\$75	-	\$75	-	\$75	-	\$75	-	\$75	\$75

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4981 - Dues & Subscriptions	\$689	-	\$270	-	-	-	-	-	-	-	\$120	-	\$150	-	-
4982 - Automobile Expense	\$2,533	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
4983 - Fuel Expense	\$1,815	-	\$1,800	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Total Administrative	\$497,429	\$17,189	\$474,963	\$35,854	\$35,714	\$35,664	\$36,189	\$73,304	\$35,429	\$35,664	\$35,549	\$36,104	\$37,689	\$36,254	\$41,549
Grounds & Landscaping															
5031 - Landscaping Contract	\$98,027	\$8,163	\$98,027	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169	\$8,169
5037 - Landscape Contract- Addtnl	-	-	\$3,200	\$800	-	-	\$800	-	-	\$800	-	-	\$800	-	-
5040 - Grounds Improvements	\$5,351	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
5061 - Pinestraw - Common	\$10,400	-	\$10,000	-	-	-	-	-	-	-	-	-	\$10,000	-	-
5065 - Flowers / Shrubs	\$6,600	-	\$9,500	-	-	\$5,000	-	-	-	-	-	-	\$4,500	-	-
5070 - Tree Remove-Pruning	\$42,448	-	\$12,500	-	\$10,000	-	-	-	-	-	-	-	\$2,500	-	-
5085 - Landscape Miscellaneous	\$2,380	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
5095 - Misc. Grounds Maint	\$3,670	-	\$7,000	-	-	\$2,000	-	-	-	-	-	-	\$5,000	-	-
5692 - Community Garden	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Total Grounds & Landscaping	\$168,875	\$8,163	\$140,227	\$8,969	\$18,169	\$15,169	\$8,969	\$8,169	\$8,169	\$8,969	\$8,169	\$8,169	\$30,969	\$8,169	\$8,169
Recreation															
6000 - Pool Contract	\$25,337	-	\$10,200	-	-	-	\$3,000	\$1,900	\$1,900	\$1,900	\$1,500	-	-	-	-
6010 - Pool Permit	\$900	-	\$975	-	-	-	-	\$975	-	-	-	-	-	-	-
6015 - Pool Repairs-Maint	\$2,258	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
6025 - Pool Attendant	\$22,952	-	\$14,000	-	-	-	-	\$1,000	\$5,000	\$5,000	\$3,000	-	-	-	-
6105 - Tennis Court Supplies	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
6111 - Tennis Miscellaneous	-	-	\$5,000	-	-	\$5,000	-	-	-	-	-	-	-	-	-
6200 - Fitness Room Maint	\$380	-	\$350	-	-	-	\$175	-	-	-	\$175	-	-	-	-
6205 - Fitness Room Supplies	-	-	\$2,500	-	-	\$2,500	-	-	-	-	-	-	-	-	-
6517 - Clubhouse HVAC	\$1,677	-	\$1,750	\$375	-	-	\$375	-	-	\$375	-	-	\$375	-	\$250
6520 - Clubhouse Water	\$1,323	-	\$1,140	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95
6525 - Clubhouse Cable TV	\$1,264	\$132	\$1,260	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105
6560 - Clubhouse Misc Supply	\$95	-	\$2,500	\$150	-	\$300	-	-	\$750	-	\$700	\$600	-	-	-
Total Recreation	\$56,185	\$132	\$39,675	\$725	\$200	\$8,000	\$3,750	\$4,075	\$7,850	\$7,475	\$5,575	\$800	\$575	\$200	\$450
Repairs & Maintenance															
7070 - Building Repair & Maint	\$11,193	-	\$12,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

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7072 - Misc Rep & Maint	\$14,993	-	\$2,500	-	-	-	-	\$2,500	-	-	-	-	-	-	-
7215 - Paving	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
7300 - Termite Bond	\$325	-	\$325	-	\$325	-	-	-	-	-	-	-	-	-	-
7305 - Pest Control	\$1,370	-	\$840	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70
Total Repairs & Maintenance	\$27,882	-	\$15,665	\$1,070	\$1,395	\$1,070	\$1,070	\$3,570	\$1,070	\$1,070	\$1,070	\$1,070	\$1,070	\$1,070	\$1,070
Access & Monitoring															
7425 - Alarm & Monitoring	\$457	-	\$500	-	-	-	\$500	-	-	-	-	-	-	-	-
Total Access & Monitoring	\$457	-	\$500	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities															
8000 - Utilities - Electric	\$34,273	-	\$25,750	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146
8001 - Utilities - Electric (Lights)	\$3,727	-	\$8,016	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668
8010 - Utilities - Gas	\$4,425	-	\$5,150	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429	\$429
8020 - Utilities - Water/Sewer	\$77,803	-	\$10,500	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875
8035 - Utilities - Trash Removal	\$6,638	-	\$2,932	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244	\$244
8050 - Utilities - Phone	\$15,645	-	\$11,200	\$933	\$933	\$933	\$933	\$933	\$933	\$933	\$933	\$933	\$933	\$933	\$933
Total Utilities	\$142,509	-	\$63,548	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296	\$5,296
Reserve Expense (Income)															
9000 - Transfer to Reserves	\$108,000	-	\$108,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
9015 - Deferred Maintenance	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserve Expense (Income)	\$108,000	-	\$108,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Total Expense	\$1,001,337	\$25,484	\$842,578	\$60,914	\$69,774	\$74,199	\$64,774	\$103,414	\$66,814	\$67,474	\$64,659	\$60,439	\$84,599	\$59,989	\$65,534