Derwood Station South HOA, Inc. - Draft 2027 Budget						
	Account	Description	2026 Budget	2026 OCT YTD Actual	2027 Budget	DESCRIPTION
Operating Accounts						
Income Accounts						
Assessment Income						
	40-4000-00	Assessment Income	$79,483.80	$ 79,471.92	$85,026.99	Increase by 7% TH $257.54, SF $170.47
Other Income						
	43-4340-00	Late Fee Income	$300.00	$ 495.00	$300.00	Late fees collected
	45-4501-00	Reserve Interest Income	$6,000.00	$ 4,559.39	$6,000.00	Annual interest projected to be earned
Income Accounts Total			**$85,783.80**	**$ 84,526.31**	**$91,326.99**	
Expense Accounts						
General & Administrative						
	50-5010-00	Audit Fees	$800.00	$650.00	$3,750.00	Tax Preparation & Bi-Annual Audit of 2026 financials
	50-5130-00	Legal Fees	$2,000.00	$7,274.00	$3,000.00	CCOC pending action
	50-5110-00	Insurance	$2,000.00	$2,399.98	$2,800.00	Liability insurance for common property & DNO
	50-5085-00	HOA Commission Expense	$1,510.00	$1,501.50	$1,510.00	C.C.O.C membership fee
	50-5170-00	Mgmt Fee Other	$1,000.00	$1,028.33	$1,000.00	Storage & extra management services from MTM
	50-5400-00	Social Committee Expense	$1,000.00	$0.00	$1,000.00	Community hosted social events
	50-5600-00	Federal Income Tax	$800.00	$1,657.00	$1,000.00	Taxes owed to IRS
	50-5700-00	Operating Reserve	$2,000.00	$0.00	$1,000.00	Contingency funds for unexpected expenses
	50-5350-00	Printing & Duplication	$500.00	$127.21	$800.00	Semi-annual statements
	50-5230-00	Meeting Expense	$0.00	$750.00	$750.00	County mandated electronic voting company-DM
	50-5330-00	Postage	$675.00	$507.75	$675.00	Postage for mailings/bills
	50-5050-00	Committee Expense	$500.00	$0.00	$500.00	Committee Expense
	50-5290-00	Office Supply & Expense	$500.00	$100.79	$500.00	Mailing supplies, envelopes, labels, & supplies
	50-5620-00	State Income Tax	$400.00	$40.00	$400.00	Taxes owed to State of Maryland
	50-5005-00	Architectural Review Expense	$300.00	$120.00	$300.00	AERC Communications to homeowners
	50-5250-00	Newsletter	$700.00	$788.35	$0.00	***Newletter now delivered via email***
Maintenance						
	65-6530-00	Community Improvements	$9,169.48	$0.00	$8,915.00	Bamboo remediation & other community property needs
	65-6230-00	Dog Waste Maintenance	$4,100.00	$3,509.56	$4,300.00	Weekly waste removal/bags
	65-6525-00	Tree Maintenance	$3,000.00	$0.00	$3,000.00	Emergency tree cutting & trimming
	65-6510-00	Tot Lot Repairs/Maintenance	$2,500.00	$0.00	$2,000.00	Shared maintenance with DSS 2
	65-6220-00	General Maintenance/Repairs	$650.00	$0.00	$500.00	Other misc. common area repairs
Contract Services						
	75-7610-00	Lawn & Landscaping Maintenance	$26,000.00	$24,739.90	$26,975.00	Ground maintenance contract
	75-7860-00	Property Management Contract	$18,660.00	$15,550.00	$19,400.00	Annual MTM Contract
	75-7800-00	Snow Removal	$7,000.00	$15,300.00	$6,126.99	Snow & Ice Clearing-Sidewalks
Contract Services						
		Transfer to Reserves	0	0	$ 1,125.00	Money transferred to replenish and maintain capital reserve
Expense Accounts Total			**$85,764.48**	**$76,044.37**	**$91,326.99**	
Operating Accounts Net			**$19.32**	**$8,481.94**	**$0.00**	