

2026 BUSINESS BUDGET

SUMMARY					
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	
Total income		312,380.00	0.00	-312,380.00	
Total expenses		312,380.00	0.00	-312,380.00	
Income less expenses:					
INCOME DETAILS					
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	NOTES
Dues/Assessments	0.00	396,720.00		-396,720.00	
RV Income	0.00	15,660.00		-15,660.00	
Interest Income operating	0.00	0.00			
Interest Income Reserves	0.00	0.00			
Reserve Fund Transfer	0.00	-100,000.00	100,000.00		
Fees	0.00	0.00			
NSF	0.00	0.00			
Total income:		312,380.00	100,000.00	-312,380.00	
EXPENSE DETAILS					
	ACTUAL	BUDGETED	OVER BUDGET	UNDER BUDGET	NOTES
Administrative					
Bookkeeping Fees	0.00	17,400.00		-17,400.00	
Bank Charges	0.00	100.00		-100.00	
Administrative (and phone)	0.00	1,400.00		-1,400.00	
(Postage, mailings, supplies)	0.00	0.00			
Website	0.00	150.00		-150.00	
Property Insurance/Liability	0.00	8,600.00		-8,600.00	
Audit and Tax Prep	0.00	2,900.00		-2,900.00	
Professional Fees	0.00	200.00		-200.00	
Reserve Study	0.00	1,400.00		-1,400.00	
Property Tax	0.00	3,200.00		-3,200.00	
License/Permits	0.00	60.00		-60.00	
Bad Debt	0.00	1,000.00		-1,000.00	
Federal Income Tax	0.00	9,000.00		-9,000.00	
Contingency	0.00	0.00			
Total Administrative		45,410.00		-45,410.00	
Percent of total:		14.54%			
Utilities					
Electricity	0.00	2,800.00		-2,800.00	
Water/Sewer	0.00	27,000.00		-27,000.00	
Total Utilities:		29,800.00		-29,800.00	
Percent of total:		9.54%			
Grounds Maintenance:					
Landscaping Contract	0.00	158,893.81		-158,893.81	
General Maint. Supervisor	0.00	6,000.00		-6,000.00	
Grounds Cleaning & Repairs	0.00	14,000.00		-14,000.00	
Electrical Service	0.00	200.00		-200.00	
Janitorial Common Area	0.00	300.00		-300.00	
Spray Service, Fungicide	0.00	1,000.00		-1,000.00	
Snow Removal	0.00	10,000.00		-10,000.00	
Fence Maintenance	0.00	300.00		-300.00	
Plants & Shrubs	0.00	14,000.00		-14,000.00	
Irrigation Maintenance	0.00	10,000.00		-10,000.00	
General Maintenance	0.00	2,000.00		-2,000.00	
Exterior Maintenance	0.00	0.00			
RV Storage/Gate Repair, etc	0.00	300.00		-300.00	
Contingency	0.00	20,176.19		-20,176.19	
Total Grounds Maintenance	0.00	237,170.00		-237,170.00	
Percent of total:		75.92%			
Total Expenses		312,380.00			