

# 2026 ADOPTED BUDGET

		<b>Adopted</b>	<b>Adopted</b>	<b>Adopted</b>
<b>INCOME</b>		<b>2024 Budget</b>	<b>2025 Budget</b>	<b>2026 Budget</b>
4010	Transfer from Reserves	\$ 54,528		
	<b>Operating Revenue</b>			
4020	Apartment Rental	\$ 7,200	\$ 7,200	\$ 7,200
4040	Interest - MM	\$ 25	\$ 25	\$ 25
4050	Laundry	\$ 350	\$ 350	\$ 350
4060	Maintenance Fees	\$ 502,512	\$ 502,512	\$ 502,512
4080	Grapes	\$ 2,000	\$ 2,000	\$ 2,000
	<i>Total Operating Revenue</i>	\$ 512,087	\$ 512,087	\$ 512,087
	Total Income	\$ 566,615	\$ 512,087	\$ 512,087
<b>EXPENSE</b>				
	<b>Operating Expenses:</b>			
	<b>Administrative</b>			
6030.1	Dues & Subscriptions	\$ 2,000	\$ 1,500	\$ 1,500
6030.2	Employee Mileage & Misc.	\$ 1,800	\$ 1,800	\$ 2,000
6030.3	Insurance Loss Deductible	\$ 10,000	\$ 10,000	\$ 10,000
6030.5	Office Supplies	\$ 2,500	\$ 2,500	\$ 3,000
6030.6	Postage	\$ 1,000	\$ 1,000	\$ 1,000
6030.7	Taxes - Federal	\$ 200	\$ 200	\$ 200
6030.8	Taxes - State	\$ 250	\$ 250	\$ 250
	<i>Total Administrative</i>	\$ 17,750	\$ 17,250	\$ 17,950
	<b>Fuel &amp; Other</b>			
6040.1	Advertising	\$ 150	\$ 150	\$ 150
6040.2	Fuel	\$ 3,000	\$ 3,500	\$ 3,500

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6040.3 Licenses & Permits	\$ 300	\$ 300	\$ 300
6040.4 Uniforms	\$ 400	\$ 500	\$ 500
<i>Total Fuel &amp; Other</i>	\$ 3,850	\$ 4,450	\$ 4,450
<b>Insurance</b>			
6050.1 Insurance - Workers Comp	\$ 4,500	\$ 4,500	\$ 4,500
6050.2 Insurance - Business Owner's	\$ 32,500	\$ 37,500	\$ 37,500
6050.3 Insurance - Liability	\$ 5,000	\$ 5,000	\$ 5,000
6050.4 Insurance - D&O	\$ -		
<i>Total Insurance</i>	\$ 42,000	\$ 47,000	\$ 47,000
<b>Maintenance</b>			
6061.1 General Building Maintenance	\$ 17,500	\$ 17,500	\$ 17,500
6061.2 Electrical	\$ 1,000	\$ 1,000	\$ 1,000
6061.3 Lounge	\$ 1,000	\$ 1,000	\$ 1,000
6061.4 Office	\$ 1,000	\$ 1,000	\$ 1,000
6061.5 Pool Building	\$ 3,000	\$ 3,000	\$ 3,000
6061.6 Exercise Room	\$ 1,000	\$ 1,000	\$ 1,000
6061.8 2nd Floor Roadside Sealing	\$ 500	\$ 500	\$ 500
6061.9 2nd Floor Lakeside Sealing	\$ 500	\$ 500	\$ 500
<i>Total Building Maintenance</i>	\$ 25,500	\$ 25,500	\$ 25,500
<b>Equipment Maintenance</b>			
6062.1 General Equipment Maintenance	\$ 500	\$ 2,000	\$ 4,000
6062.2 Gator	\$ 3,000	\$ 2,000	\$ 2,000
6062.3 Tractor	\$ 3,000	\$ 2,000	\$ 2,000
6062.4 Mower	\$ 1,000	\$ 500	\$ 1,000
6062.5 Other	\$ 1,000	\$ 1,000	\$ 500
<i>Total Equipment Maintenance</i>	\$ 8,500	\$ 7,500	\$ 9,500
<b>Grounds Maintenance</b>			

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6063.1	General Grounds Maintenance	\$ 8,000	\$ 8,000	\$ 6,000
6063.2	Landscaping	\$ 6,000	\$ 6,000	\$ 6,000
6063.3	Pest Control	\$ 3,500	\$ 3,500	\$ 3,500
6063.4	Tree Removal	\$ 7,000	\$ 7,000	\$ 7,000
	<i>Total Grounds Maintenance</i>	\$ 24,500	\$ 24,500	\$ 22,500
<b>Other Maintenance</b>				
6064.1	Pool Expenses	\$ 7,500	\$ 9,000	\$ 10,000
6064.2	Rec & Social	\$ 2,000	\$ 2,000	\$ 1,000
6064.3	Supplies - Cleaning	\$ 1,000	\$ 500	\$ 500
6064.5	Picnic Tables	\$ 2,000	\$ -	-
6064.6	Laundry Facilities	\$ 250	\$ 250	\$ 250
	<i>Total Other Maintenance</i>	\$ 12,750	\$ 11,750	\$ 11,750
<b>Other Maintenance</b>				
6065.1	Sealcoating	\$ 4,000	\$ 3,000	\$ 3,000
6065.2	Pool Lot Gravel	\$ 1,000	\$ 2,000	\$ 1,000
6065.4	Other Road Maintenance	\$ 4,000	\$ 3,000	\$ 2,000
	<i>Total Other Maintenance</i>	\$ 9,000	\$ 8,000	\$ 6,000
<b>TOTAL MAINTENANCE</b>		\$ 80,250	\$ 77,250	\$ 75,250
<b>Professional Fees</b>				
6070.1	Accounting Fees	\$ 14,500	\$ 14,500	\$ 14,500
6070.2	Architect/Engineering Fees	\$ 1,500	\$ 1,500	\$ 1,500
6070.3	Attorney Fees	\$ 2,000	\$ 2,000	\$ 2,000
6070.4	Audit/Review	\$ 3,500	\$ 3,500	\$ 3,600
	<i>Total Professional Fees</i>	\$ 21,500	\$ 21,500	\$ 21,500
<b>Utilities</b>				
6080.1	Cable/Internet	\$ 72,000	\$ 72,000	\$ 72,000

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6080.2 Electric	\$ 17,500	\$ 17,500	\$ 20,000
6080.3 Refuse Removal	\$ 4,000	\$ 4,000	\$ 4,000
6080.4 Snow Removal	\$ 5,000	\$ 5,000	\$ 5,000
6080.5 Telephone	\$ 1,000	\$ 1,000	\$ 1,000
6080.6 Water	\$ 15,000	\$ 15,000	\$ 12,000
6080.7 WWTP	\$ 25,000	\$ 20,000	\$ 20,000
<i>Total Utilities</i>	\$ 139,500	\$ 134,500	\$ 134,000
<b>Payroll Expenses</b>			
6090.1 Payroll Taxes	\$ 10,000	\$ 10,000	\$ 10,000
6090.2 Wages	\$ 115,000	\$ 115,000	\$ 120,000
6090.3 Unemployment Surcharge	\$ 200	\$ 200	\$ 200
<i>Total Payroll Expenses</i>	\$ 125,200	\$ 125,200	\$ 130,200
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 430,050</b>	<b>\$ 427,150</b>	<b>\$ 430,350</b>
<b>Transfer to Reserve</b>		<b>\$ 76,813</b>	<b>\$ 76,813</b>
<b>Total Expenses (OE+ME+Transfer to Reserve)</b>		<b>\$ 503,963</b>	<b>\$ 507,163</b>
<b>Net Profit</b>		<b>\$ 8,124</b>	<b>\$ 4,924</b>