Proposed 2026 Budget

Acct #	Categories	Estimate 2025	2025 Budget	2025 Under/Over Budget	2026 Proposed Budget	Notes
	INCOME					
630	CD Interest	27,365	16,000	**11,365**	0	Interest from reserves MUST remain in reserves. The reserve study is based on this.
625	Operating Savings Interest	273	400	**(127)**	300	
705-1	Income from Dues					
	Rent	299,915	299,915	**0**	308,913	223.85 per site rent
	Assessment	45,085	45,085	**0**	91,287	66.15 per site assessment
	Member Fees	313	325	**(12)**	900	
711	Parking Fees	4,380	5,150	**(770)**	**5,400**	$5 increase per spot per month
715	Document Preparation Fees	2,125	1,500	**625**	1,625	
716	Mail Forwarding Fees	436	350	**86**	350	
717	LH Registration Fee (Rentals)	239	150	**89**	150	
720	Laundry Recovery	5,364	6,000	**(636)**	**6,250**	50 cent increase per load (wash+dry)
721	Shed Insurance Recovery	0	265	**(265)**	275	
725	Electric Recovery	49,697	50,000	**(303)**	**53,500**	
727	Clicker/Key Deposit	175	200	**(25)**	175	
731	Copies/Fax	138	75	**63**	75	
731-1	Violations Fees	75	0	**75**	0	
	Monthly shed space rent				**2,400**	New line item. $10 per month per shed space
	Annual Contributions to Reserves	(95,124)	(95,124)	**0**	(105,480)	
	TOTAL INCOME	**340,456**	**330,291**	**10,165**	**366,120**	
		90,580	**80,415**			
	EXPENSES					
901	**SALARIES & WAGES**					
902	Payroll Expense	111,513	106,088	5,425	127,379	
903	Payroll Taxes	11,707	10,608	1,099	12,738	
907	Health/Retirement Contribution	1,550	2,400	(850)	2,400	
905	Recognition/Thank You/Bonuses	2,500	2,500	0	2,500	
904-1	Mileage Reimbursement - Recycling	0	150	(150)	0	
904	Mileage Reimbursement - Other	634	150	484	850	Loss of volunteer service resulting in increase
	Total Salaries & Wages	**127,904**	**121,896**	**6,008**	**145,867**	
910	**ADMINISTRATIVE**					
911	Advertising - New Hire	45	100	(55)	50	
913	Dues & Subscriptions	1,399	1,200	199	1,400	
914	Legal Fees	3,530	6,500	(2,970)	3,500	
916-2	Accountant Fees - CPA	7,645	7,000	645	**3,500**	Decrease because we've completed structural change to non-profit status
918-1	Software	1,952	2,000	(48)	2,000	
918-4	Mailing & Stamps	216	250	(34)	300	
918-5	Office Supplies	1,346	600	746	1,300	
918-6	Ink/Copies/Printing/Paper	805	1,000	(195)	1,100	
919	Notary Expense	0	400	(400)	0	
918-7	Filing Fees	20	20	0	20	
918-8	Office Equipment Purchase	667	2,000	(1,333)	800	
918-2	Office Equipment Repair & Maint	33	100	(67)	100	
920	Permits & License	1,980	1,800	180	1,800	
924	Association Annual Meeting	1,376	2,500	(1,124)	2,500	Underspent in 2025 due to volunteers and food donations
990	Insurance	17,406	17,200	206	18,800	
926-1	Internet Server	2,126	3,600	(1,474)	1,500	
926-2	Telephone/Office Internet	5,040	5,400	(360)	5,400	
926-4	Website	83	250	(167)	250	
930	Training & Education	280	250	30	250	
993	Bank Fees/Service Charges	0	0	0	0	
	Total Administrative	**45,949**	**52,170**	**6,221**	**44,570**	
940	**CONTRACT SERVICES**					
941	Water System Management	3,983	4,000	(17)	4,000	
942	Laundry Rental	4,966	4,896	70	5,000	
943	Janitorial Services	5,893	6,760	(867)	6,760	
944	Landscape Maintenance	4,920	6,000	(1,080)	4,500	Revised based upon 2025 usage
945	Septic Manager (Routine Management & In	10,410	6,000	4,410	11,000	
923	Reserve Study Update	1,340	1,250	90	1,340	
	Total Contract Services	**31,512**	**28,906**	**2,606**	**32,600**	
950	**REPAIRS & MAINTENANCE**					

Proposed 2026 Budget

Acct #	Categories	Estimate 2025	2025 Budget	2025 Under/Over Budget	2026 Proposed Budget	Notes
952	Building Maintenance	3,615	4,000	(385)	6,000	Category now includes electrical (954) and plumbing (956). 954 & 956 will be deleted from 2027 budget
954	Electrical	769	425	344	0	
956	Plumbing	215	500	(285)	0	
958-2	Equipment Maintenance	2,747	4,000	(1,253)	4,000	
958-3	Park Maintenance	17,302	7,200	10,102	9,200	Extensive deferred maintenance park-wide
958-5	Shop Maintenance	35	300	(265)	300	
958-12	Gravel	3,466	5,000	(1,534)	4,000	New gravel scraper will be purchased before year end 2025 (approx. $1500) which will reduce the amount of gravel needed
958-8	Drainage Maintenance	500	500	0	500	
960	Pool Maintenance	317	500	(183)	750	
962	Septic Repairs	8,894	5,000	3,894	14,900	Self explanatory
964	Water Maintenance	324	750	(426)	750	
	Total Repairs & Maintenance	**38,184**	**28,175**	**10,009**	**40,400**	
970	**PARTS & SUPPLIES**					
971	Fuel for Mowers & Tractor- Gas & Diesel	955	1,300	(345)	1,300	
972	Landscape Supplies	1,218	2,300	(1,082)	600	
973	Pet Supplies	158	250	(92)	250	
974	Cleaning & Janitorial	852	800	52	850	
	Total Parts & Supplies	**3,183**	**4,650**	**1,467**	**3,000**	
975	**UTILITIES**					
976	Electric	68,453	70,000	(1,547)	73,000	
978	Propane	2,184	2,800	(616)	2,800	
980	Refuse/Recycle					
980-1	Recycling	0	60	(60)	60	
980-2	Garbage	9,649	8,800	849	11,500	
980-3	Dump Green Waste	764	700	64	800	
981	Satellite TV - Dish	1,150	1,100	50	**0**	Satellite TV eliminated
	Total Utilities	**82,200**	**83,460**	**1,260**	**88,160**	
984	**TAXES**					
986	Federal Income Tax	0	0	0	0	
987	Real Estate Tax	10,963	11,000	(37)	11,500	
	Total Taxes	**10,963**	**11,000**	**37**	**11,500**	
	TOTAL EXPENSES	**339,895**	**330,257**	**9,638**	**366,097**	
	SUMMARY					
	TOTAL INCOME	**340,456**	**330,291**	**10,165**	**366,120**	
	TOTAL EXPENSES	**339,975**	**330,257**	**9,718**	**366,097**	
	NET ORDINARY PROFIT/LOSS	**481**	**34**	**447**	**23**	
	Reserve Expenses					
	Capital Improvements					