

# Leisure Village West Association

AT MANCHESTER, NEW JERSEY

## 2026 BUDGET

Dear Fellow Unit Owners:

Last September, the Board of Trustees made the reining in of monthly maintenance fee increases a top priority. Accordingly, we committed to keep any increases in the monthly maintenance fee to a minimum while still ensuring that we meet the financial needs of our community. We are pleased to report that the proposed budget honors that commitment.

After a thorough review of our budget and operating costs, the proposed budget, prior to the addition of the bulk internet costs, contains an increase in the monthly maintenance fee of \$14.00 per unit per month. This increase amounts to \$11.00 less than last year's increase and reflects only what is necessary to account for inflation, maintain our financial reserves, and cover rising costs in utilities, insurance, and contracted services. Through careful budgeting, diligent oversight, and thoughtful planning, we have maintained essential services and completed necessary maintenance projects without placing a significant additional burden on our members. The maintenance fee adjustment contained in the proposed budget remains well within the parameters we set at the start of the fiscal year.

When calculated together with the new bulk TV and Internet fee, the proposed budget reflects a \$39.00 increase in the total fee that the Association collects per unit per month and is being applied to the budget as follows:

	Monthly Fee Increase	Monthly Fee Increase Including Internet	
Reserve Fund Budget Increase	\$ 4.10	\$ 4.10	
Operating Fund Budget Increase	9.90	34.90	(includes increase for bulk internet)
	<u>\$ 14.00</u>	<u>\$ 39.00</u>	<b>Total Increase Per Unit Per Month</b>

The notable increases to the budget are as follows:

- Increase of \$132,304 to the various reserve funds due to increasing market prices of materials and to continue to protect the common elements of our community and homeowner investment.
- Increase of \$34,600 to Utility Expense due to increasing electric and heating costs.
- Increase of \$131,600 to Insurance Expense due to higher premiums over the prior year and an increase in the coverage limits.

**IMPORTANT:** The Operating Fund Budget Increase in the Association fee above (\$34.90) includes your bulk internet costs in addition to other necessary increases to the operating budget. However, this does not include any add-ons you might purchase directly from the provider. **Without the addition of the internet costs to this budget, the monthly Association Fee increase per unit per month would be \$14.00 (i.e., the same as the "Monthly Fee Increase" column, above).** If you were previously paying for internet through Verizon, you should see a **reduction** in your **personal monthly expenses**.

**As part of the agreement with the new internet provider, a one-time credit (amount to be determined after the contract is signed)** will be applied to your account with the Association once LVWA receives the funds from the internet provider. You may use this credit for work orders, apply any part of it or all of it to the balance if one exists on your account, or you may contact us **after October 1, 2025**, to request a reimbursement in the form of a check from the Association. Please email [mschoenig@lvwa.net](mailto:mschoenig@lvwa.net) **after October 1, 2025** to request a reimbursement check, if applicable.

The first payment for the new fiscal year is due October 1, 2025. Maintenance payments paid in full for the fiscal year **and** by October 10, 2025 will be eligible for a 2% refund. Please deduct the 2% refund from your payment - Page 8 lists the amount to pay for the full year after the refund by model/number of occupants.

LVWA also offers an automatic payment plan for the payment of your monthly maintenance fees. **If you do not already participate in automatic payment, please go to <https://propertypay.firstcitizens.com> to sign up with the following information:**

**Management Company ID – 7477**

**Association ID – LVWA**

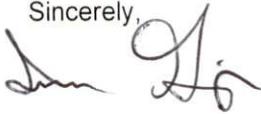
**Your Four-Digit Account Number – Call Association office at 732-657-9595 if unknown**

**If you have not signed up for automatic payments, your new monthly payment book will be mailed to you in September.**

We appreciate your continued support and understanding, and we remain committed to transparency, fiscal responsibility, and preserving the value and quality of our community.

Finally, we cordially invite you to participate in the general meeting of unit owners that will be held at **7pm on Wednesday, July 23, 2025 in Willow Hall**. At the meeting, we will present the 2026 budget. Please email any budget-related questions to [association@lvwa.net](mailto:association@lvwa.net) by Wednesday, July 18, 2025. A live broadcast will be shown on Channel 974. The meeting will also be recorded and played at a later time.

Sincerely,



Ivan Gilbert, President  
Board of Trustees



Louis Maiocco, Treasurer  
Board of Trustees

**2026 BUDGET**  
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## Notes on Fund Groups, Tables and Exhibits

### Fund Groups

To understand our budget reports and accounting statements, think in terms of fund groups. In accordance with generally accepted accounting practices, we classify all of our financial transactions into fund groups, and use fund groups in our financial reports. This enables us to control the expenditure of funds in conformance with legal requirements and the requirements of our bylaws. All of our financial transactions are classified into one of the following fund groups.

1. **Operating Fund.** This fund group represents the portion of expendable funds available for the general operation of the Association.
2. **Emergency Reserve Fund.** The purpose of this fund group is to accumulate funds for the payment of expenses incurred in response to emergency circumstances, i.e. excessive snow removal expenses or any other emergent circumstances.
3. **Property Fund.** This fund group represents all the activities associated with the purchase, depreciation, replacement and sale of the Association's tangible assets.
4. **Deferred Maintenance Fund.** The purpose of this fund group is to accumulate sufficient amounts so as to allow the Association to have the necessary resources to perform maintenance services that occur less frequently than annually.
5. **Capital Replacement Fund.** The purpose of this fund group is to accumulate funds over the lives of parts of the common elements so that when their replacement is required, sufficient amounts are available to pay for their replacement (for example, roads and roofing on dwellings).

### Page 2 - Table 1. Maintenance Fee Income – by Fund Group

In Table 1, we show how much we expect to collect **from monthly maintenance fees** for the entire year, and the portion earmarked for each fund group. While we use most of the income from monthly maintenance fees for the general operation of the Association, there are other sources of revenue listed on page 4 that comprise the total revenues. The total revenues consist of (1) the portion of total maintenance fees earmarked for the operating fund, (2) the portion of total maintenance fees earmarked for the reserves, (3) other operating income including but not limited to income from transfer fees, rental income, and reimbursement for snow removal and street lighting from Manchester Township, and (4) deferred revenue from prior years. Deferred revenue is the operating fund surplus from the prior year; that is, the excess of total operating revenues minus total operating expenses. See page 4 for these other sources of income.

### Page 2 - Tables 2 and 3. Contain supplemental information about the replacement fund

### Page 3 – Monthly Maintenance Fees by Model Type

Here we show the monthly maintenance fees by model type and number of occupants.

### Pages 4-7 - Operating – Income Summary and Expense Summary

Here we show the general ledger accounts included within the categories (GL# and Description). For each account we show the amount budgeted in the current fiscal year (Current Budget), our present view of the actual amounts we project for the end of the current year (Annualized) and the amount in the budget for the upcoming year (Proposed Budget).

### Page 8 – Monthly Maintenance Fee Schedule with 2% Refund

Here we show the monthly maintenance fees with 2% refund if paid annually by October due date.

**Leisure Village West Association**  
**Budget for Fiscal Year Ending September 30, 2026**

**Table 1. Maintenance Fee Income - By Fund Group**  
 (Includes income from resident maintenance fees only - adjusted for rounding)

Allocated to the...	2025 Budget		2026 Budget		2026 Increase (Decrease)	
	Dollars	Dollars	% of Total	Dollars	\$s Per Unit Per Month*	
Operating Fund	\$ 10,014,671	\$ 11,142,223	82.0%	\$ 1,127,552	\$ 34.90	
Replacement Fund (Rsvs)	1,973,000	2,105,304	15.5%	132,304	4.10	
Property Fund (Rsvs)	310,000	310,000	2.3%	-	-	
Deferred Maint. Fund (Rsvs)	30,000	30,000	0.2%	-	-	
Emergency Reserve Fund (Rsvs)	-	-	0.0%	-	-	
<b>Total Income From Maintenance Fees</b>	<b>\$ 12,327,671</b>	<b>\$ 13,587,527</b>	<b>100.0%</b>	<b>\$ 1,259,856</b>	<b>\$ 39.00</b>	

**Table 2. Comparison of maintenance fee contributions to the Replacement Fund in the 2025 and 2026 budgets**

The table shows the distribution of maintenance fees allocated to the Capital Replacement Fund by component.

Component	2025 Budget		2026 Budget		2026 Increase (Decrease)	
	Dollars	Dollars	Dollars	\$s Per Unit Per Month		
Roofing	\$ 810,000	\$ 870,000	\$ 60,000	\$ 1.86		
Exterior Restoration - PVC Trim	380,000	380,000	-	-		
Common Buildings	310,000	310,000	-	-		
Roads/Buckingham Bridge	200,000	240,000	40,000	1.24		
Exterior Rest. - Cedar Shakes	120,000	120,000	-	-		
Concrete Driveways	60,000	60,000	-	-		
Unit Infrastructure	43,000	43,000	-	-		
Irrigation/Well Motors	30,000	30,000	-	-		
Exterior Rest. - Vinyl Siding	20,000	52,304	32,304	1.00		
<b>Total Maintenance Fee Income Allotted to the Replacement Fund</b>	<b>\$ 1,973,000</b>	<b>\$ 2,105,304</b>	<b>\$ 132,304</b>	<b>\$ 4.10</b>		

**Table 3. Estimated Components of Fund Balances at September 30, 2026**

Component	October 1, 2025 to September 30, 2026					
	Estimated Balance at 10/1/25	Estimated Funding Contributions, incl admin fees	Estimated Investment Income Net Of Bank Fees	Estimated Expenditures	Estimated Federal Income Tax Expense	Estimated Balance At 9/30/26
Roads/Buckingham Bridge	\$ 903,000	\$ 350,000	\$ 18,060	\$ (323,000)	\$ (2,709)	\$ 945,351
Common Buildings	754,000	384,200	15,080	(760,000)	(2,262)	391,018
Roofing	530,000	870,000	10,600	(676,000)	(1,590)	733,010
Irrigation/Well Motors	205,400	30,000	4,108	(30,000)	(616)	208,892
Concrete Driveways	107,000	60,000	2,140	(44,000)	(321)	124,819
Unit Infrastructure	91,500	43,000	1,830	(105,000)	(275)	31,055
Exterior Rest. - Vinyl Siding	20,000	52,304	400	-	(60)	72,644
Exterior Restoration - PVC Trim	3,200	432,400	64	(413,800)	(10)	21,854
Exterior Rest. - Cedar Shakes	-	120,000	-	(120,000)	-	-
	<b>\$ 2,614,100</b>	<b>\$ 2,341,904</b>	<b>\$ 52,282</b>	<b>\$ (2,471,800)</b>	<b>\$ (7,843)</b>	<b>\$ 2,528,643</b>

**Monthly Maintenance Fees by Model Type**  
**October 1, 2025 through September 30, 2026**

	<b>One Occupant</b>	<b>Two Occupants</b>	<b>Three Occupants</b>
<b>MODEL:</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
ETON	362.00	377.00	
GREENBRIAR	376.00	391.00	406.00
CAMBRIDGE	391.00	406.00	421.00
BARONET	404.00	419.00	434.00
WINFIELD	414.00	429.00	444.00
REGENCY	437.00	452.00	467.00
CONCORD	363.00	378.00	393.00
FALMOUTH	370.00	385.00	400.00
NANTUCKET	376.00	391.00	406.00
WHEATON	395.00	410.00	425.00
OXFORD	405.00	420.00	435.00
STRATFORD	413.00	428.00	443.00
BLAIR	423.00	438.00	453.00
ST TROPEZ	425.00	440.00	455.00
HASTINGS	433.00	448.00	463.00
ROXY	409.00	424.00	439.00
SAVOY	421.00	436.00	451.00
RITZ	426.00	441.00	456.00
PICKFORD	427.00	442.00	457.00
WALDORF	440.00	455.00	470.00
VICTORIA	447.00	462.00	477.00

GL #	GL DESCRIPTION	CURRENT		PROPOSED		VAR	% OVER PREVIOUS YEAR	PAGE #
		BUDGET	ANNUALIZED	BUDGET				
5100	RESIDENTIAL ASSESSMENTS	\$ 10,014,671	\$ 10,067,700	\$11,142,223	\$	1,127,552	11.26%	
5108	ADMINISTRATIVE FEE INCOME	\$ 216,000	\$ 182,000	\$ 182,000	\$	(34,000)	-16%	2
5109	LEASE FEE INCOME	\$ 20,600	\$ 20,600	\$ 20,600	\$	-	0%	3
5225	ADVERTISING INCOME	\$ 1,000	\$ 800	\$ 1,000	\$	-	0%	4
5230	PRINTING REIMBURSEMENT	\$ 1,000	\$ 1,200	\$ 1,200	\$	200	20%	5
5331	UNIT SERVICES INCOME	\$ 35,700	\$ 35,700	\$ 35,700	\$	-	0%	6
5441	INTEREST INCOME - OPERATING	\$ 600	\$ 1,100	\$ 1,100	\$	500	83%	7
5442	INTEREST INCOME - RESERVES	\$ 49,600	\$ 31,950	\$ 32,000	\$	(17,600)	-35%	8
5771	LATE FEE INCOME	\$ 22,000	\$ 22,000	\$ 22,000	\$	-	0%	10
5991	MISC. INCOME	\$ 75,000	\$ 65,100	\$ 75,000	\$	-	0%	11
5993	PARKING INCOME	\$ 17,400	\$ 17,400	\$ 17,400	\$	-	0%	12
5994	TWP SUBSIDY	\$ 47,700	\$ 50,400	\$ 50,400	\$	2,700	6%	13
5995	RENTAL INCOME	\$ 72,000	\$ 60,000	\$ 61,100	\$	(10,900)	-15%	14
<b><u>SUBTOTAL OF REVENUES</u></b>		<b><u>\$ 10,573,271</u></b>	<b><u>\$ 10,555,950</u></b>	<b><u>\$11,641,723</u></b>	<b><u>\$</u></b>	<b><u>1,068,452</u></b>	<b><u>10%</u></b>	
5661	DEFERRED REVENUE-P/Y	\$ 30,679	\$ 19,314	\$ 49,072	\$	18,393	<b><u>60%</u></b>	9
<b><u>TOTAL REVENUES</u></b>		<b><u>\$ 10,603,951</u></b>	<b><u>\$ 10,575,264</u></b>	<b><u>\$11,690,796</u></b>	<b><u>\$</u></b>	<b><u>1,086,845</u></b>	<b><u>10%</u></b>	

GL #	GL DESCRIPTION	CURRENT BUDGET	ANNUALIZED	PROPOSED BUDGET	VARIANCE	% OVER PREVIOUS YEAR	PAGE #
6010	LABOR FOREMAN - 2 EMPLOYEES	\$ 92,100.00	\$ 97,800.00	\$ 95,300.00	\$ 3,200.00	3%	
6020	GROUNDS MAINT - 11 EMPLOYEES	\$ 613,000.00	\$ 486,700.00	\$ 475,700.00	\$ (137,300.00)	-22%	16
6023	MASON MECHANIC - 1 EMPLOYEE	\$ 42,300.00	\$ 46,400.00	\$ 42,600.00	\$ 300.00	1%	17
6025	LEAD IRRIG MECH. - 1 EMPLOYEES	\$ 46,100.00	\$ 52,800.00	\$ 47,700.00	\$ 1,600.00	3%	18
6040	IRRIG MECHANICS - 2 EMPLOYEES	\$ 92,100.00	\$ 92,400.00	\$ 95,300.00	\$ 3,200.00	3%	19
6045	PEST. TECH./DRIVER/LEVEL IV - 4 EMP.	\$ 184,200.00	\$ 135,600.00	\$ 190,600.00	\$ 6,400.00	3%	20
6050	SEAS GROUNDS MT. - 0 EMPLOYEES	\$ 331,700.00	\$ 108,000.00	\$ -	\$ (331,700.00)	-100%	21
6060	SEASONAL PAINTING - 0 EMPLOYEES	\$ 80,500.00	\$ 13,100.00	\$ -	\$ (80,500.00)	-100%	22
	<b>TOTAL GROUNDS MT. PAYROLL</b>	<b>\$ 1,482,000.00</b>	<b>\$ 1,032,800.00</b>	<b>\$ 947,200.00</b>	<b>\$ (534,800.00)</b>	<b>-36%</b>	
6070	GOLF COURSE MAINT. - 1 EMPLOYEE	\$ 42,100.00	\$ 24,500.00	\$ 43,800.00	\$ 1,700.00	4%	23
6075	GREENSKEEPER - 1 EMPLOYEE	\$ 46,100.00	\$ 47,900.00	\$ 47,700.00	\$ 1,600.00	3%	24
	<b>TOTAL GOLF COURSE PAYROLL</b>	<b>\$ 88,200.00</b>	<b>\$ 72,400.00</b>	<b>\$ 91,500.00</b>	<b>\$ 3,300.00</b>	<b>4%</b>	
A	<b>ADMINISTRATIVE PAYROLL 8 EMPL.</b>	<b>\$ 557,600.00</b>	<b>\$ 587,500.00</b>	<b>\$ 588,700.00</b>	<b>\$ 31,100.00</b>	<b>6%</b>	25
6635	<b>CLERICAL - 9 EMPLOYEES</b>	<b>\$ 354,700.00</b>	<b>\$ 354,700.00</b>	<b>\$ 365,400.00</b>	<b>\$ 10,700.00</b>	<b>3%</b>	26
6455	JANITORS PAYROLL - 5 EMPLOYEES	\$ 210,500.00	\$ 216,100.00	\$ 218,600.00	\$ 8,100.00	4%	27
6561	HOUSE MECHANIC - 3 EMPLOYEES	\$ 100,400.00	\$ 87,900.00	\$ 98,500.00	\$ (1,900.00)	-2%	28
6562	BLDG MAINT MECH - 9.5 EMPLOYEES	\$ 325,800.00	\$ 305,000.00	\$ 352,600.00	\$ 26,800.00	8%	29
6563	PAINTING MECH. - 3 EMPLOYEES	\$ 97,600.00	\$ 115,500.00	\$ 143,200.00	\$ 45,600.00	47%	30
6565	APPLIANCE MECHANICS - 3.5 EMP.	\$ 178,700.00	\$ 170,600.00	\$ 184,300.00	\$ 5,600.00	3%	31
	<b>TOTAL BUILDING MAINT. PAYROLL</b>	<b>\$ 913,000.00</b>	<b>\$ 895,100.00</b>	<b>\$ 997,200.00</b>	<b>\$ 84,200.00</b>	<b>9%</b>	
6673	LEAD MECHANIC - 3 EMPLOYEES	\$ 155,400.00	\$ 156,700.00	\$ 160,300.00	\$ 4,900.00	3%	32
6674	EQUIP. MECHANIC - 1 EMPLOYEE	\$ 51,100.00	\$ 51,100.00	\$ 52,700.00	\$ 1,600.00	3%	33
6675	MECHANICS - 0 EMPLOYEES	\$ -	\$ -	\$ -	\$ -	0%	34
6676	ASSISTANT MECHANIC - 1 EMPLOYEE	\$ 46,100.00	\$ 56,200.00	\$ 47,700.00	\$ 1,600.00	3%	35
	<b>TOTAL MECHANIC'S PAYROLL</b>	<b>\$ 252,600.00</b>	<b>\$ 264,000.00</b>	<b>\$ 260,700.00</b>	<b>\$ 8,100.00</b>	<b>3%</b>	
	<b>TOTAL PAYROLL EXPENSE</b>	<b>\$ 3,648,100.00</b>	<b>\$ 3,206,500.00</b>	<b>\$ 3,250,700.00</b>	<b>\$ (397,400.00)</b>	<b>-10.9%</b>	
6901	SS ER TAX EXPENSE	\$ 205,400.00	\$ 205,400.00	\$ 210,000.00	\$ 4,600.00	2%	36
6902	SS-MD-ER EXPENSE	\$ 50,200.00	\$ 50,200.00	\$ 50,300.00	\$ 100.00	0%	37
6910	NJ-SUI-ER EXPENSE	\$ 81,400.00	\$ 81,400.00	\$ 81,400.00	\$ -	0%	38
6911	NJ-SDI-ER EXPENSE	\$ 21,200.00	\$ 21,200.00	\$ 22,100.00	\$ 900.00	4%	39
6921	FUTA EXPENSE	\$ 5,100.00	\$ 5,100.00	\$ 5,100.00	\$ -	0%	40
6930	401K EXPENSE	\$ 47,100.00	\$ 50,900.00	\$ 62,200.00	\$ 15,100.00	32%	41
6941	EMPLOYEE INS. - HEALTH/DENTAL/LIFE	\$ 1,195,200.00	\$ 1,169,800.00	\$ 1,283,900.00	\$ 88,700.00	7%	42
6951	OTHER EMPLOYEE EXPENSES	\$ 9,100.00	\$ 9,100.00	\$ 9,100.00	\$ -	0%	43
6971	WORKERS COMP EXPENSE	\$ 103,600.00	\$ 134,100.00	\$ 122,500.00	\$ 18,900.00	18%	44
6980	UNIFORM EXPENSE	\$ 11,700.00	\$ 11,700.00	\$ 11,700.00	\$ -	0%	45
6990	CAR ALLOWANCE	\$ 16,500.00	\$ 16,000.00	\$ 16,500.00	\$ -	0%	46
	<b>TOTAL PAYROLL TAXES &amp; BENEFITS</b>	<b>\$ 1,746,500.00</b>	<b>\$ 1,754,900.00</b>	<b>\$ 1,874,800.00</b>	<b>\$ 128,300.00</b>	<b>7%</b>	
	<b>TOTAL P/R, P/R TXS, BENEFITS</b>	<b>\$ 5,394,600.00</b>	<b>\$ 4,961,400.00</b>	<b>\$ 5,125,500.00</b>	<b>\$ (269,100.00)</b>	<b>-5.0%</b>	
7000	STREET LIGHTING EXPENSE	\$ 69,000.00	\$ 74,100.00	\$ 77,700.00	\$ 8,700.00	13%	47
7010	WALKWAY LIGHTING/IRRIGATION ELEC.	\$ 45,200.00	\$ 52,000.00	\$ 52,000.00	\$ 6,800.00	15%	48
7020	WILLOW HALL ELECTRIC	\$ 33,000.00	\$ 38,000.00	\$ 38,000.00	\$ 5,000.00	15%	49
7030	ENCORE ELECTRIC	\$ 27,000.00	\$ 31,100.00	\$ 31,100.00	\$ 4,100.00	15%	50
7040	MAINTENANCE ELECTRIC	\$ 9,000.00	\$ 8,000.00	\$ 8,000.00	\$ (1,000.00)	-11%	51
7050	ADMINISTRATIVE OFFICE ELECTRIC	\$ 8,000.00	\$ 9,200.00	\$ 9,200.00	\$ 1,200.00	15%	52
7060	LEISURE FAIR ELECTRIC	\$ 7,600.00	\$ 10,000.00	\$ 8,800.00	\$ 1,200.00	16%	53
	<b>TOTAL LIGHTING EXPENSE</b>	<b>\$ 198,800.00</b>	<b>\$ 222,400.00</b>	<b>\$ 224,800.00</b>	<b>\$ 26,000.00</b>	<b>13%</b>	

GL #	GL DESCRIPTION	CURRENT BUDGET	ANNUALIZED	PROPOSED BUDGET	VARIANCE	% OVER PREVIOUS YEAR	PAGE #
7120	WILLOW HALL WATER & SEWER	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	0%	54
7130	CLUB ENCORE WATER & SEWER	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ -	0%	55
7140	MAINTENANCE WATER & SEWER	\$ 2,300.00	\$ 2,300.00	\$ 2,300.00	\$ -	0%	56
7150	ADMIN OFFICE WATER & SEWER	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ -	0%	57
7160	LEISURE FAIR WATER & SEWER	\$ 900.00	\$ 900.00	\$ 900.00	\$ -	0%	58
	<b>TOTAL WATER &amp; SEWER EXPENSE</b>	<b>\$ 16,400.00</b>	<b>\$ 16,400.00</b>	<b>\$ 16,400.00</b>	<b>\$ -</b>	<b>0%</b>	
7220	WILLOW HALL HEATING	\$ 12,500.00	\$ 14,400.00	\$ 14,400.00	\$ 1,900.00	15%	59
7225	GREENHOUSE/WH POOL HEATING	\$ 13,000.00	\$ 15,000.00	\$ 15,000.00	\$ 2,000.00	15%	60
7230	ENCORE HEATING	\$ 14,000.00	\$ 18,000.00	\$ 16,100.00	\$ 2,100.00	15%	61
7240	MAINTENANCE HEATING	\$ 11,000.00	\$ 14,000.00	\$ 12,700.00	\$ 1,700.00	15%	62
7250	ADMINISTRATIVE OFFICE HEATING	\$ 2,300.00	\$ 2,800.00	\$ 2,700.00	\$ 400.00	17%	63
7260	LEISURE FAIR HEATING	\$ 3,200.00	\$ 3,200.00	\$ 3,700.00	\$ 500.00	16%	64
	<b>TOTAL HEATING EXPENSE</b>	<b>\$ 56,000.00</b>	<b>\$ 67,400.00</b>	<b>\$ 64,600.00</b>	<b>\$ 8,600.00</b>	<b>15%</b>	
	<b>TOTAL HEAT, LIGHT, POWER</b>	<b>\$ 271,200.00</b>	<b>\$ 306,200.00</b>	<b>\$ 305,800.00</b>	<b>\$ 34,600.00</b>	<b>13%</b>	
7310	GATEHOUSE ENTRY	\$ 249,200.00	\$ 249,200.00	\$ 257,400.00	\$ 8,200.00	3%	65
7400	SANITATION SERVICE - CONTRACTOR	\$ -	\$ -	\$ -	\$ -	0%	66
7405	CONTRACTED LANDSCAPING	\$ -	\$ 376,741.68	\$ 576,500.00	\$ 576,500.00	#DIV/0!	67
7410	EXTERMINATING EXPENSE COMMUNITY BULK TV/INTERNET	\$ 29,900.00	\$ 29,900.00	\$ 29,900.00	\$ -	0%	68
7420	EXPENSE	\$ 1,179,000.00	\$ 1,121,900.00	\$ 1,942,200.00	\$ 763,200.00	65%	69
7430	BUS LEASE EXPENSE	\$ 93,800.00	\$ 93,800.00	\$ 98,400.00	\$ 4,600.00	5%	70
	<b>TOTAL CONTRACTED SERVICES</b>	<b>\$ 1,551,900.00</b>	<b>\$ 1,871,541.68</b>	<b>\$ 2,904,400.00</b>	<b>\$ 1,352,500.00</b>	<b>87%</b>	
7600	LANDFILL EXPENSE	\$ 13,000.00	\$ 14,000.00	\$ 14,000.00	\$ 1,000.00	8%	71
7610	SANITATION	\$ 76,800.00	\$ 76,800.00	\$ 3,000.00	\$ (73,800.00)	-96%	72
7650	TRUCKS - R&M	\$ 42,500.00	\$ 44,000.00	\$ 46,500.00	\$ 4,000.00	9%	73
7660	SNOW REMOVAL	\$ 25,300.00	\$ 26,600.00	\$ 25,300.00	\$ -	0%	74
7670	ROAD REPAIR	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ -	0%	75
7680	CONCRETE REPAIR & MAINTENANCE	\$ 18,700.00	\$ 18,700.00	\$ 18,700.00	\$ -	0%	76
7705	R&M MACHINERY & EQUIPMENT	\$ 80,600.00	\$ 76,600.00	\$ 76,600.00	\$ (4,000.00)	-5%	77
7715	SPRINKLER REPAIR & PARTS	\$ 30,200.00	\$ 30,200.00	\$ 32,700.00	\$ 2,500.00	8%	78
7720	TREE EXPENSE	\$ 5,300.00	\$ 5,300.00	\$ 5,300.00	\$ -	0%	79
7735	LANDSCAPING SUPPLIES	\$ 132,800.00	\$ 147,000.00	\$ 141,600.00	\$ 8,800.00	7%	80
7740	FERTILIZER	\$ 148,400.00	\$ 148,400.00	\$ 148,400.00	\$ -	0%	81
7745	FUEL MACHINERY & EQUIPMENT	\$ 100,000.00	\$ 80,000.00	\$ 75,400.00	\$ (24,600.00)	-25%	82
	<b>TOTAL GROUNDS MAINT.</b>	<b>\$ 676,400.00</b>	<b>\$ 670,400.00</b>	<b>\$ 590,300.00</b>	<b>\$ (86,100.00)</b>	<b>-13%</b>	
7805	R & M GOLF COURSE M & E	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	0%	83
7815	SPRINKLER REPAIR GOLF COURSE	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	0%	84
7835	GOLF COURSE LANDSCAPING	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -	0%	85
	<b>TOTAL GOLF COURSE MAINT.</b>	<b>\$ 17,000.00</b>	<b>\$ 17,000.00</b>	<b>\$ 17,000.00</b>	<b>\$ -</b>	<b>0%</b>	
7900	APPLIANCE R&M	\$ 79,800.00	\$ 79,800.00	\$ 79,800.00	\$ -	0%	86
7910	CONTRACTED APPLIANCE MAINT.	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	0%	87
7950	MAINTENANCE SUPPLIES	\$ 132,000.00	\$ 132,000.00	\$ 132,000.00	\$ -	0%	88
7951	PAINTING SUPPLIES	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -	0%	89
7955	WINDOW GLASS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -	0%	90
7960	CONTRACTED BUILDING MAINT.	\$ 30,500.00	\$ 19,700.00	\$ 24,000.00	\$ (6,500.00)	-21%	91
7962	WALKLIGHT REPAIRS	\$ 6,000.00	\$ 7,600.00	\$ 7,600.00	\$ 1,600.00	27%	92
	<b>TOTAL BUILDING &amp; APPLIANCE</b>	<b>\$ 266,800.00</b>	<b>\$ 257,600.00</b>	<b>\$ 261,900.00</b>	<b>\$ (4,900.00)</b>	<b>-2%</b>	

GL #	GL DESCRIPTION	CURRENT BUDGET	ANNUALIZED	PROPOSED BUDGET	VARIANCE	% OVER PREVIOUS YEAR	PAGE #
8000	PROFESSIONAL FEES - LEGAL	\$ 116,700.00	\$ 139,700.00	\$ 116,700.00	\$ -	0%	93
8010	PROFESSIONAL FEES - ACCT SOFTWARE-AS-A-SERV(SaaS)/BANK	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -	0%	94
8020	FEES	\$ 65,400.00	\$ 65,400.00	\$ 65,400.00	\$ -	0%	95
	<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 198,100.00</b>	<b>\$ 221,100.00</b>	<b>\$ 198,100.00</b>	<b>\$ -</b>	<b>0%</b>	
8100	<b>TOTAL INSURANCE EXPENSE</b>	<b>\$ 1,715,300.00</b>	<b>\$ 1,712,600.00</b>	<b>\$ 1,846,900.00</b>	<b>\$ 131,600.00</b>	<b>8%</b>	96
8310	OFFICE SUPPLIES	\$ 11,800.00	\$ 11,800.00	\$ 11,800.00	\$ -	0%	97
8311	POSTAGE EXPENSE	\$ 17,300.00	\$ 13,900.00	\$ 14,200.00	\$ (3,100.00)	-18%	98
8312	TELEPHONE/TV/INTERNET EXPENSE	\$ 40,600.00	\$ 40,600.00	\$ 40,600.00	\$ -	0%	99
8314	TRAVEL EXPENSE	\$ 1,700.00	\$ 2,200.00	\$ 1,700.00	\$ -	0%	100
8315	LICENSES/DUES/EDUCATION	\$ 26,300.00	\$ 26,600.00	\$ 26,600.00	\$ 300.00	1%	101
8316	ADVERTISING EXPENSE	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	0%	102
8317	PRINTING & COPYING EXPENSE	\$ 15,300.00	\$ 13,600.00	\$ 6,400.00	\$ (8,900.00)	-58%	103
8318	REPAIR & MAINT OFFICE EQUIPMENT	\$ 20,000.00	\$ 22,000.00	\$ 22,000.00	\$ 2,000.00	10%	104
8319	MISCELLANEOUS OFFICE EXPENSE	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	0%	105
8320	WIRE FEES	\$ -	\$ -	\$ -	\$ -	0%	106
8323	BAD DEBT EXPENSE	\$ 28,000.00	\$ 51,800.00	\$ 5,000.00	\$ (23,000.00)	-82%	107
8325	MAINTENANCE FEE REIMBURSEMENT	\$ 12,500.00	\$ 13,800.00	\$ 13,800.00	\$ 1,300.00	10%	108
8396	CORPORATE INCOME TAX EXPENSE	\$ 500.00	\$ -	\$ -	\$ (500.00)	-100%	109
8398	INTEREST ALLOCATED TO RESERVES	\$ 49,600.00	\$ 31,950.00	\$ 32,000.00	\$ (17,600.00)	-35%	111
	<b>TOTAL GEN'L &amp; ADMIN. EXPENSE</b>	<b>\$ 231,600.00</b>	<b>\$ 236,250.00</b>	<b>\$ 182,100.00</b>	<b>\$ (49,500.00)</b>	<b>-21%</b>	
8430	REPAIR & MAINT REC EQUIPMENT	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -	0%	112
8433	RECREATION SUPPLIES	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00	\$ -	0%	113
8435	TV ROOM EXPENSE	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	0%	114
	<b>TOTAL RECREATION EXPENSE</b>	<b>\$ 12,800.00</b>	<b>\$ 12,800.00</b>	<b>\$ 12,800.00</b>	<b>\$ -</b>	<b>0%</b>	
8550	REPAIR & MAINT COMMUNITY BLDG	\$ 121,200.00	\$ 153,500.00	\$ 125,500.00	\$ 4,300.00	4%	115
8560	JANITORIAL SUPPLIES	\$ 14,000.00	\$ 20,000.00	\$ 20,000.00	\$ 6,000.00	43%	116
8570	SWIMMING POOL REPAIR & MAINT.	\$ 85,800.00	\$ 85,800.00	\$ 89,200.00	\$ 3,400.00	4%	117
	<b>TOTAL COMMUNITY BUILDING</b>	<b>\$ 221,000.00</b>	<b>\$ 259,300.00</b>	<b>\$ 234,700.00</b>	<b>\$ 13,700.00</b>	<b>6%</b>	
	<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 10,556,700.00</b>	<b>\$ 10,526,191.68</b>	<b>\$ 11,679,500.00</b>	<b>\$ 1,122,800.00</b>	<b>11%</b>	
8397	<b>OPERATING CONTINGENCY</b>	<b>\$ 47,250.84</b>	<b>\$ -</b>	<b>\$ 11,295.52</b>	<b>\$ (35,955.32)</b>	<b>-76%</b>	110
	<b>TOTAL OPERATING EXP PLUS CONTINGENCY</b>	<b>\$ 10,603,950.84</b>	<b>\$ 10,526,191.68</b>	<b>\$ 11,690,795.52</b>	<b>\$ 1,086,844.68</b>	<b>10%</b>	
	<b>OPER NET BEFORE DEFERRED</b>	<b>\$ (30,679.35)</b>	<b>\$ 29,758.32</b>	<b>\$ (49,072.34)</b>	<b>\$ (18,392.99)</b>		
	<b>DEFERRED INCOME</b>	<b>\$ 30,679.35</b>	<b>\$ 19,314.02</b>	<b>\$ 49,072.34</b>	<b>\$ 18,392.99</b>		
	<b>NET INCOME FROM OPERATION</b>	<b>\$ -</b>	<b>\$ 49,072.34</b>	<b>\$ -</b>	<b>\$ -</b>		

## MAINTENANCE FEE SCHEDULE WITH 2% REFUND

October 1, 2025 through September 30, 2026

**IMPORTANT: "AMOUNT TO PAY" must be paid in full by October 10, 2025**

MODEL:	One Occupant				Two Occupants				Three Occupants			
	Monthly Fee	Annual Fee	2% Refund	AMOUNT TO PAY	Monthly Fee	Annual Fee	2% Refund	AMOUNT TO PAY	Monthly Fee	Annual Fee	2% Refund	AMOUNT TO PAY
ETON	362.00	4,344.00	86.88	<b>4,257.12</b>	377.00	4,524.00	90.48	<b>4,433.52</b>				
GREENBRIAR	376.00	4,512.00	90.24	<b>4,421.76</b>	391.00	4,692.00	93.84	<b>4,598.16</b>	406.00	4,872.00	97.44	<b>4,774.56</b>
CAMBRIDGE	391.00	4,692.00	93.84	<b>4,598.16</b>	406.00	4,872.00	97.44	<b>4,774.56</b>	421.00	5,052.00	101.04	<b>4,950.96</b>
BARONET	404.00	4,848.00	96.96	<b>4,751.04</b>	419.00	5,028.00	100.56	<b>4,927.44</b>	434.00	5,208.00	104.16	<b>5,103.84</b>
WINFIELD	414.00	4,968.00	99.36	<b>4,868.64</b>	429.00	5,148.00	102.96	<b>5,045.04</b>	444.00	5,328.00	106.56	<b>5,221.44</b>
REGENCY	437.00	5,244.00	104.88	<b>5,139.12</b>	452.00	5,424.00	108.48	<b>5,315.52</b>	467.00	5,604.00	112.08	<b>5,491.92</b>
CONCORD	363.00	4,356.00	87.12	<b>4,268.88</b>	378.00	4,536.00	90.72	<b>4,445.28</b>	393.00	4,716.00	94.32	<b>4,621.68</b>
FALMOUTH	370.00	4,440.00	88.80	<b>4,351.20</b>	385.00	4,620.00	92.40	<b>4,527.60</b>	400.00	4,800.00	96.00	<b>4,704.00</b>
NANTUCKET	376.00	4,512.00	90.24	<b>4,421.76</b>	391.00	4,692.00	93.84	<b>4,598.16</b>	406.00	4,872.00	97.44	<b>4,774.56</b>
WHEATON	395.00	4,740.00	94.80	<b>4,645.20</b>	410.00	4,920.00	98.40	<b>4,821.60</b>	425.00	5,100.00	102.00	<b>4,998.00</b>
OXFORD	405.00	4,860.00	97.20	<b>4,762.80</b>	420.00	5,040.00	100.80	<b>4,939.20</b>	435.00	5,220.00	104.40	<b>5,115.60</b>
STRATFORD	413.00	4,956.00	99.12	<b>4,856.88</b>	428.00	5,136.00	102.72	<b>5,033.28</b>	443.00	5,316.00	106.32	<b>5,209.68</b>
BLAIR	423.00	5,076.00	101.52	<b>4,974.48</b>	438.00	5,256.00	105.12	<b>5,150.88</b>	453.00	5,436.00	108.72	<b>5,327.28</b>
ST TROPEZ	425.00	5,100.00	102.00	<b>4,998.00</b>	440.00	5,280.00	105.60	<b>5,174.40</b>	455.00	5,460.00	109.20	<b>5,350.80</b>
HASTINGS	433.00	5,196.00	103.92	<b>5,092.08</b>	448.00	5,376.00	107.52	<b>5,268.48</b>	463.00	5,556.00	111.12	<b>5,444.88</b>
ROXY	409.00	4,908.00	98.16	<b>4,809.84</b>	424.00	5,088.00	101.76	<b>4,986.24</b>	439.00	5,268.00	105.36	<b>5,162.64</b>
SAVOY	421.00	5,052.00	101.04	<b>4,950.96</b>	436.00	5,232.00	104.64	<b>5,127.36</b>	451.00	5,412.00	108.24	<b>5,303.76</b>
RITZ	426.00	5,112.00	102.24	<b>5,009.76</b>	441.00	5,292.00	105.84	<b>5,186.16</b>	456.00	5,472.00	109.44	<b>5,362.56</b>
PICKFORD	427.00	5,124.00	102.48	<b>5,021.52</b>	442.00	5,304.00	106.08	<b>5,197.92</b>	457.00	5,484.00	109.68	<b>5,374.32</b>
WALDORF	440.00	5,280.00	105.60	<b>5,174.40</b>	455.00	5,460.00	109.20	<b>5,350.80</b>	470.00	5,640.00	112.80	<b>5,527.20</b>
VICTORIA	447.00	5,364.00	107.28	<b>5,256.72</b>	462.00	5,544.00	110.88	<b>5,433.12</b>	477.00	5,724.00	114.48	<b>5,609.52</b>