



FY 2025 Budget Vs. Actual

		BUDGET	ACTUAL	VARIANCE
Revenue				
	Dues Revenue	\$351,480.00	\$347,458.60	-\$4,021.40
	RV Lot Space Rent	\$10,800.00	\$9,020.00	-\$1,780.00
	Late Fees	\$1,200.00	\$758.00	-\$442.00
	Fines	\$2,000.00	\$75.00	-\$1,925.00
	Transfer Fees	\$225.00	\$1,650.00	\$1,425.00
	Bank Interest	\$100.00	\$565.02	\$465.02
	Projected Revenue	\$365,805.00	\$359,526.62	-\$6,278.38
Disbursements				
	Auditing Service/Tax Prep/Income Tax	\$1,500.00	\$1,100.00	-\$400.00
	Bank Service Charges	\$0.00	\$72.00	\$72.00
	R&M of Drainage Issue (Reisling)	\$1,250.00	\$500.00	-\$750.00
	Insurance	\$1,750.00	\$3,885.00	\$2,135.00
	Irrigation Assessment	\$11,000.00	\$10,750.00	-\$250.00
	Irrigation Pond Improvement/Maintenance	\$5,000.00	\$4,700.00	-\$300.00
	Legal Fees (Governing Docs, Reserve Study, Etc)	\$10,350.00	\$7,307.00	-\$3,043.00
	Meeting Rooms	\$600.00	\$580.00	-\$20.00
	Miscellaneous Expenses	\$2,000.00	\$3,434.99	\$1,434.99
	Office Supplies, Postage, Copies	\$150.00	\$755.92	\$605.92
	Property Management	\$9,000.00	\$9,800.00	\$800.00
	Quickbooks Fee	\$775.00	\$727.53	-\$47.47
	Ute Water	\$76,000.00	\$77,630.57	\$1,630.57
	Utility Location Services	\$150.00	\$72.58	-\$77.42
	Verizon Wireless Phone	\$380.00	\$403.66	\$23.66
	Web Data Base	\$750.00	\$235.00	-\$515.00
	Xcel Energy	\$8,000.00	\$6,517.13	-\$1,482.87
	<u>Common Areas</u>			
	Ute Water Common Area Leak Repairs	\$6,500.00	\$0.00	-\$6,500.00
	Fence Supplies & Repairs	\$1,200.00	\$2,017.66	\$817.66
	Tree Planting, Spraying, Trimming and Cleanup	\$15,000.00	\$13,650.00	-\$1,350.00
	Other Misc Common Area R&M	\$20,000.00	\$7,771.92	-\$12,228.08
	<u>Maintenance Contracts</u>			
	Grounds Maintenance	\$197,936.00	\$133,827.03	-\$64,108.97
	Extra Grounds Maint & Irrigation Repairs*	\$15,000.00	\$61,247.64	\$46,247.64
	Total Expenses to Checking Account	\$384,291.00	\$346,985.63	-\$37,305.37

	2025
YTD Revenue at 12/31/2025	\$359,526.62
YTD Expenditures at 12/31/2025	-\$346,985.63
Projected Net Gain (Loss)	\$12,540.99

Account Balances as of 12/31/2025	
ANB Bank Operating Account**	\$64,916.00
Alpine Bank Operating Account	\$30,991.52
Certificate of Deposit (13 month @ 3.17%***)	\$75,000.00
Total Cash On Hand 12/31/2025	\$170,907.52

(\$134,492.58 - 12/31/2024 EOY)

*\$9,318.06 remaining invoices from WD Yards

** Transitioning over to Alpine Bank for 2026, so both accounts open until full transition after January 1, 2026

*** Closed money market account 12/05/2025 to open higher earning CD.

