

Grand Landing Master Association, Inc. 2026 Budget				January 1, 2026- December 31,2026		Final	10.14.25	p.1 of 3
G/L Code	Account Description	06/30/2025 YTD Actuals	2025 Actuals Annualized	2025 Approved Budget	Variance	2026 Budget	Grand Landings Master Association 2026 Notes	
	INCOME							
	Assessment Income							
4110	Residential Assessments	\$ 296,415.00	\$ 592,830.00	\$ 593,460.00	\$ (315.00)	\$ 678,240.00	Increase to \$120/month	
4410	Interest Income	\$ 1,129.53	\$ 2,259.06	\$ -		\$ -		
4415	Late Fees	\$ 3,380.00	\$ 6,760.00	\$ -		\$ -		
4220	Gate & Access Fees	\$ 740.00	\$ 1,480.00	\$ -		\$ -		
4450	Violation Income	\$ 200.00	\$ 400.00	\$ -		\$ -		
4560	Operating Interest Income	\$ 25.18	\$ 50.36	\$ -		\$ -		
4610	Initial Contributions	\$ 2,990.00	\$ 5,980.00	\$ -		\$ -		
	Total Income	\$304,879.71	\$ 609,759.42	\$ 593,460.00	\$ 16,299.42	\$ 678,240.00		
	TOTAL INCOME	\$304,879.01	\$ 609,759.42	\$ 593,460.00	\$ 15,984.42	\$ 678,240.00		
G/L Code	Account Description	06/30/2025 YTD Actuals	2025 Actuals Annualized	2025 Approved Budget	Variance	2026 Budget	Grand Landings Master Association 2026 Notes	
	EXPENSES							
	Administrative							
5030	Bank Charges	\$ 10.00	\$ 20.00	\$ -	\$ 20.00	\$ -		
5115	Other Professional Services	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00		
5120	Insurance	\$ 14,497.11	\$ 28,994.22	\$ 35,000.00	\$ 6,005.78	\$ 33,000.00		
5130	Legal	\$ 9,171.94	\$ 18,343.88	\$ 22,500.00	\$ 4,156.12	\$ 22,500.00		
5140	Management Fees	\$ 19,999.98	\$ 39,999.96	\$ 40,467.00	\$ 467.04	\$ 40,467.00		
5150	Licenses, Taxes & Fees	\$ 470.00	\$ 940.00	\$ 650.00	\$ (290.00)	\$ 1,000.00		
5160	Office Supplies	\$ 5,301.18	\$ 10,602.36	\$ 14,000.00	\$ 3,397.64	\$ 11,000.00		
5162	Postage	\$ 735.57	\$ 1,471.14	\$ -	\$ (1,471.14)	\$ 1,500.00		
5190	General Administrative	\$ 2,982.03	\$ 5,964.06	\$ 6,500.00	\$ 535.94	\$ 9,500.00		
	Total Administrative	\$ 53,167.81	\$ 106,335.62	\$ 122,117.00	\$ 15,821.38	\$ 123,967.00		

Grand Landing Master Association, Inc. 2026 Budget				January 1, 2026- December 31,2026		Final 10.14.25	p.2 of 3
G/L Code	Account Description	06/30/2025 YTD Actuals	2025 Actuals Annualized	2025 Approved Budget	Variance	2026 Budget	Grand Landings Master Association 2026 Notes
Amenities							
6810	Pool Contract	\$ 6,200.00	\$ 12,400.00	\$ 15,000.00	\$ 2,600.00	\$ 13,400.00	
6820	Pool Chemicals	\$ 150.00	\$ 300.00	\$ 3,500.00	\$ 3,200.00	\$ 300.00	
6830	Pool Repairs	\$ 1,450.00	\$ 2,900.00	\$ -	\$ (2,900.00)	\$ 3,000.00	
6840	Clubhouse	\$ 151.22	\$ 302.44	\$ 4,800.00	\$ 4,497.56	\$ 2,400.00	
6850	Janatorial Services Contract	\$ 5,090.75	\$ 10,181.50	\$ 9,600.00	\$ (581.50)	\$ 9,600.00	
6870	Fitness Equipment Contract	\$ 187.25	\$ 374.50	\$ -	\$ (374.50)	\$ 400.00	
6880	Fitness Equipment Repair	\$ 465.45	\$ 930.90	\$ 1,000.00	\$ 69.10	\$ 1,000.00	
	Total Amenities	\$ 13,694.67	\$ 27,389.34	\$ 33,900.00	\$ 6,510.66	\$ 30,100.00	
Property Maintenance							
6010	Landscape Contract	\$ 62,780.25	\$ 125,560.50	\$ 126,000.00	\$ 439.50	\$ 129,780.00	
6020	Landscape Improvements	\$ 18,309.95	\$ 36,619.90	\$ 26,000.00	\$ (10,619.90)	\$ 25,000.00	
6025	Tree trimming/removal	\$ 300.00	\$ 600.00	\$ 9,000.00	\$ 8,400.00	\$ 5,000.00	
6030	Lake/Pond Contract	\$ 12,476.25	\$ 24,952.50	\$ 28,500.00	\$ 3,547.50	\$ 28,560.00	
6040	Gate Maintenance Contract	\$ 1,435.00	\$ 2,870.00	\$ 22,443.00	\$ 19,573.00	\$ 2,500.00	
6050	Pest Control Contract	\$ 625.00	\$ 1,250.00	\$ 1,000.00	\$ (250.00)	\$ 1,250.00	
6055	Termites Contract	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
6580	Signs	\$ 1,902.76	\$ 3,805.52	\$ 5,000.00	\$ 1,194.48	\$ 4,000.00	
	Total Property Maintenance	\$ 97,829.21	\$ 195,658.42	\$ 219,443.00	\$ 23,784.58	\$ 197,590.00	
Repairs & Maintenance							
6220	Electrical repairs	\$ 204.50	\$ 409.00	\$ 3,000.00	\$ 2,591.00	\$ 1,000.00	
6270	Fire Extinguishers	\$ 55.00	\$ 110.00	\$ -	\$ (110.00)	\$ 250.00	
6300	Gate repair/maintenance	\$ 1,085.61	\$ 2,171.22	\$ 1,600.00	\$ (571.22)	\$ 11,000.00	
6510	General maintenance supplies	\$ 6,871.41	\$ 13,742.82	\$ 10,250.00	\$ (3,492.82)	\$ 12,000.00	
6520	Janitorial Supplies	\$ 175.00	\$ 350.00	\$ 900.00	\$ 550.00	\$ 400.00	
6550	Pressure washing	\$ -	\$ -	\$ 1,750.00	\$ 1,750.00	\$ 3,000.00	
	Total Repairs & Maintenance	\$ 8,391.52	\$ 16,783.04	\$ 17,500.00	\$ 716.96	\$ 27,650.00	

Grand Landing Master Association, Inc. 2026 Budget			January 1, 2026- December 31,2026			Final 10.14.25	p.3 of 3
G/L Code	Account Description	06/30/2025 YTD Actuals	2025 Actuals Annualized	2025 Approved Budget	Variance	2026 Budget	Grand Landings Master Association 2026 Notes
Security							
5210	Key Fob/bar codes/cards	\$ (105.00)	\$ (210.00)	\$ 1,000.00	\$ 1,210.00	\$ 1,200.00	
5240	Gate Repairs (by damage)	\$ 4,241.56	\$ 8,483.12	\$ 16,000.00	\$ 7,516.88	\$ -	
5250	Surveillance Equipment	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	
	Total Security	\$ 4,136.56	\$ 8,273.12	\$ 19,500.00	\$ 11,226.88	\$ 6,200.00	
Utilities							
7040	Electric	\$ 24,851.91	\$ 49,703.82	\$ 55,000.00	\$ 5,296.18	\$ 52,000.00	
7050	Water/Sewer	\$ 66,665.21	\$ 133,330.42	\$ 120,000.00	\$ (13,330.42)	\$ 138,320.00	
7065	Trash & Recycling	\$ 487.38	\$ 974.76	\$ 1,000.00	\$ 25.24	\$ 1,000.00	
7080	Phone	\$ 508.25	\$ 1,016.50	\$ 5,000.00	\$ 3,983.50	\$ 1,100.00	
	Total Utilities	\$ 92,512.75	\$ 185,025.50	\$ 181,000.00	\$ (4,025.50)	\$ 192,420.00	
	Total Expenses	\$ 269,732.52	\$ 539,465.04	\$ 593,460.00	\$ 53,994.96	\$ 577,927.00	
	Other Expenses						
9105	Reserve Contribution Expense	\$ -	\$ -	\$ -	\$ -	\$ 100,313.00	
	Total Other Expenses					\$ 100,313.00	
	TOTAL OERATING EXPENSES					\$ 678,240.00	
	NET INCOME (LOSS)					\$ -	