

ARROWHEAD VALLEY RV PARK HOMEOWNERS ASSOC.

Financial Planner Year 2026

	2025	2025	2026		2026	
	Budget 2025	ACTUAL	Yearly Expense	Monthly	Final Budget	%
BUDGET ITEM:	Amount	Amount				
Annual Fees	\$64,400.00	\$64,700.00			\$69,960.28	92.59%
Laundry Income	\$6,000.00	\$4,933.50			\$4,600.00	6.09%
Late Fees	\$0.00	\$0.00			\$0.00	0.00%
Left over Previous + misc	\$1,000.00	\$1,025.00			\$1,000.00	1.32%
Transfer from Market Accounts						
TOTAL INCOME:	\$71,400.00	\$70,658.50			\$75,560.28	100.00%
Checking Account						
EXPENSES:						
Misc. Expense	\$1.00	\$0.00	\$1.00		\$1.00	0.00%
Bath/Laundry Cleaning	\$3,000.00	\$3,000.00	\$3,000.00		\$3,000.00	3.97%
Bath Cleaning Supplies	\$400.00	\$446.13	\$450.00		\$450.00	0.60%
CPA for Taxes	\$700.00	\$824.95	\$850.00		\$850.00	1.12%
Legal Fees	\$2,500.00	\$704.50	\$1,500.00		\$1,500.00	1.99%
Mowing/Yard Work	\$31,000.00	\$31,900.00	\$31,000.00		\$31,000.00	41.03%
Office Supplies & Postage	\$1,000.00	\$561.46	\$1,000.00		\$1,000.00	1.32%
Zoom Meetings	\$191.88	\$198.88		\$19.99	\$239.88	0.32%
Park Maintenance	\$5,500.00	\$4,431.37	\$6,000.00		\$6,000.00	7.94%
Pool Maintenance	\$1,800.00	\$1,924.74	\$2,000.00		\$2,000.00	2.65%
Property Liab. Insurance	\$3,600.00	\$3,087.00	\$3,600.00		\$3,500.00	4.63%
Social	\$600.00	\$606.31	\$600.00		\$600.00	0.79%
Taxes	\$0.00	\$0.00	\$0.00		\$0.00	0.00%
Donations	\$300.00	\$165.00	\$300.00		\$300.00	0.40%
Laundry Expense	\$600.00	\$0.00	\$600.00		\$600.00	0.79%
On Line Web Site Fees	\$270.00	\$371.76	\$400.00		\$400.00	0.53%
Park Notification SVS	\$180.00	\$119.88		\$0.00	\$0.00	0.00%
SUB TOTAL:	\$51,642.88	\$48,341.98			\$51,440.88	68.08%
UTILITIES:						
Electric	\$4,620.00	\$5,157.69		\$450.00	\$5,400.00	7.15%
Water	\$1,500.00	\$2,108.00	\$2,500.00		\$2,500.00	3.31%
BREMC Internet	\$4,799.40	\$4,799.40		\$399.95	\$4,799.40	6.35%
WI-FI	\$1,620.00	\$1,620.00		\$135.00	\$1,620.00	2.14%
Telephone (Pool)	\$600.00	\$761.35	\$800.00		\$800.00	1.06%
Annual Septic Maint.	\$1,000.00	\$850.00	\$2,000.00		\$2,000.00	2.65%
Garbage Fees	\$4,620.00	\$4,989.72	\$5,000.00		\$5,000.00	6.62%
SUB TOTAL:	\$18,759.40	\$20,286.16			\$22,119.40	29.27%
	\$0.00	\$0.00	\$0.00		\$0.00	0.00%
Capitol Purchase	\$1,000.00	\$0.00	\$2,000.00		\$2,000.00	2.65%
EXPENSES TOTAL:	\$71,402.28	\$68,628.14			\$75,560.28	100.00%

RESERVE ACCOUNT			
	Current Balance		Owners Fee
UNITED COMMUNITY	\$28,470.08		\$699.6
			Difference from 2025
			\$55.60
			8.63 %
TOTAL:	\$28,470.08		

Owners Fee

\$700

Authorized By: Arrowhead President _____ Date: / /