

Treetops at Ranger Point

2026 Budget

	Last Year's Budget	08/31/25 YTD	Last Year's Est. Total	This Year's Budget	Units: Per Unit/ Yr	67 Per Unit /Month
Required Maintenance Fees	136,680.00	91,120.00	136,680.00	136,680.00	2,092.54	170.00
Other Income						
80315 - Operating Interest	120.00	14.28	21.42	20.00	0.30	0.02
80317 - Reserve Interest	3,500.00	9,294.32	10,454.32	3,500.00	52.24	4.35
Expenses						
60434 - Prop/Liab/D&O/Crime	21,060.16	7,869.15	7,869.15	8,656.07	129.20	10.77
60437 - Workman's Comp	509.00	428.00	428.00	450.00	6.72	0.56
60438 - Landscape Contract	43,380.00	32,294.57	48,441.86	49,895.11	744.70	62.06
60439 - Landscape Other	5,000.00	185.62	185.62	5,000.00	74.63	6.22
60463 - Bush Hog Mowing	600.00	0.00	600.00	1,000.00	14.93	1.24
60420 - Cabana Cleaning	2,250.00	1,650.00	2,530.00	2,640.00	39.40	3.28
60440 - Pool Equipment and Maintenance	1,500.00	5,462.75	5,500.00	5,000.00	74.63	6.22
60441 - Pool Contract	3,300.00	2,288.00	3,432.00	3,550.00	52.99	4.42
60442 - Pool Furniture	500.00	0.00	0.00	500.00	7.46	0.62
60443 - Cabana Supplies	250.00	0.00	0.00	250.00	3.73	0.31
60410 - Legal	500.00	4,930.07	4,930.07	500.00	7.46	0.62
60415 - License Fees	286.25	286.25	286.25	286.25	4.27	0.36
60450 - Property Management Fees	11,801.45	7,867.68	11,801.52	12,156.00	181.43	15.12
60470 - Bank Fees	160.00	135.51	135.51	150.00	2.24	0.19
60471 - Website	375.00	443.45	443.45	500.00	7.46	0.62
60477 - Reserve Study	6,000.00	0.00	6,000.00	0.00	0.00	0.00
60460 - Repairs and Maintenance General	12,000.00	10,253.85	15,380.78	15,000.00	223.88	18.66
60461 - Community Beautification	250.00	103.71	103.71	250.00	3.73	0.31
60462 - Retention Ponds	750.00	1,000.00	1,000.00	1,000.00	14.93	1.24
60472 - AC Service/Repair	100.00	0.00	0.00	100.00	1.49	0.12
60473 - Fire Extinguisher	100.00	0.00	100.00	100.00	1.49	0.12
60430 - Electric	5,500.00	2,877.80	4,316.70	5,000.00	74.63	6.22
60480 - Water/Sewer	3,000.00	4,321.36	5,482.04	3,500.00	52.24	4.35
60485 - Internet	600.00	480.00	720.00	720.00	10.75	0.90
60490 - Real Estate Tax	1,200.00	393.69	393.69	400.00	5.97	0.50
60500 - Bad Debt/Contingency	4,228.14	0.00	0.00	3,396.57	50.70	4.22
66500 - Postage and Delivery	100.00	147.21	200.00	200.00	2.99	0.25
80495 - Reserve Expense	15,000.00	10,000.00	15,000.00	20,000.00	298.51	24.88
Total	140,300.00	93,418.67	135,280.34	140,200.00	2,093	174.38
Surplus/(Deficit)	0.00	7,009.93	11,875.40	0.00		

Insurance budgeted for a 10% increase. Legal included non-recurring foreclosure costs. Water and Sewer had a non-recurring pool leak that overstated expenses by 2K.

Tree Tops at Ranger Point 2026 Reserve Schedule

Reserve Account	Est. Beginning Balance	Contribution	Ending Balance	Monthly Amount
30270 - Pooled Reserves	170,883.04	20,000.00	190,883.04	1,666.67
Reserve Total	170,883.04	20,000.00	190,883.04	1,666.67