

Farmers Grove Association

Ratified 2026 Budget

Account Number	Account Name	2025 Budget	2025 Forecasted Year-End	2025 Forecasted to Budget Var.	2026 Budget
	Operating Income				9.8%
4200	Operating Dues	\$ 74,040	\$ 74,040.00	\$ -	\$ 81,280
4290	Operating Interest Earned	\$ 10	\$ 0.01	\$ (10)	\$ -
4920	Late Fees Income	\$ 120	\$ 1.00	\$ (119)	\$ -
	Total Operating Income	\$ 74,170	\$ 74,040.01	\$ (10)	\$ 81,280
	Operating Expense				
5110	General Repairs & Maintenance	\$ -	\$ 3,095.30	\$ (3,095)	\$ 500
5300	Supplies	\$ 495	\$ -	\$ -	\$ -
5610	Grounds & Landscaping - General	\$ 16,353	\$ 15,705.00	\$ 648	\$ 16,353
5710	Snow Plowing	\$ 8,460	\$ 9,000.00	\$ (540)	\$ 9,450
5810	Electricity	\$ 700	\$ 530.60	\$ 169	\$ 700
5850	Trash	\$ 21,900	\$ 22,861.13	\$ (961)	\$ 23,370
5860	Water	\$ 2,620	\$ 4,907.84	\$ (2,288)	\$ 4,900
6110	Accounting	\$ 535	\$ 550.00	\$ (15)	\$ -
6140	Bank Charges	\$ -	\$ 34.15	\$ (34)	\$ -
6210	General Liability Insurance	\$ 3,612	\$ 3,504.08	\$ 108	\$ 4,057
6310	Legal	\$ 325	\$ 2,251.00	\$ (1,926)	\$ 1,000
6410	Administrative - General	\$ -	\$ 137.11	\$ (137)	\$ 950
6420	Meeting Expense	\$ 200	\$ -	\$ 200	\$ -
6500	Management Fees	\$ 18,744	\$ 20,000.04	\$ (1,256)	\$ 20,000
6800	Contingency	\$ 226	\$ -	\$ 226	\$ -
6900	Adjustments/Penalties	\$ -	\$ 20.00	\$ (20)	\$ -
	Total Operating Expense	\$ 74,170	\$ 82,596.25	\$ (8,921.25)	\$ 81,280
	Net Operating Income	\$ -	\$ (8,556.24)		\$ -
	Reserve Income				5.00%
7200	Reserve Dues Income	\$ 15,960	\$ 15,960.00	\$ -	\$ 16,758
7310	Reserve Interest Earned		\$ 1,259.68	\$ 1,260	
7700	Working Capital		\$ 1,200.00		
	Total Reserve Income	\$ 15,960	\$ 17,219.68	\$ 1,260	\$ 16,758
	Reserve Expense				
8200	Reserve Expenses	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expense	\$ -	\$ -	\$ -	\$ -
	Net Reserve Income	\$ 15,960	\$ 17,219.68		\$ 16,758
	Total Income	\$ 90,130	\$ 91,259.69	\$ 1,130	\$ 98,038
	Total Expense	\$ 74,170	\$ 82,596.25	\$ (8,426)	\$ 81,280
	Total Net Income	\$ 15,960	\$ 8,663.44		\$ 16,758
			Total Percent Change		8.93%
			2025	2026	
	Operating Dues	\$ 74,040	\$ 81,280		
	Reserve Dues	\$ 15,960	\$ 16,758		
	Total Dues	\$ 90,000	\$ 98,038		
	Average Monthly Du	\$ 150	\$ 163		