

**VIC'S LANDING - SHARED**

**FY2026 APPROVED BUDGET**

Shared Expenses	Estimated			2026 Budget	Comments
	Actuals	2025 Budget	Difference		
<b>Income</b>					
Shared Allocation - Condo A	16,054.68	\$ 28,295.00	\$ (0.04)	\$ 29,158.56	From Dues Allocation Tab
Shared Allocation - Condo B	12,240.36				
Shared Allocation - Duplex/Shared	33,145.68	\$ 33,145.57	\$ (0.11)	\$ 34,157.16	From Dues Allocation Tab
Operating Interest Income - Shared	48.46		\$ (48.46)		
<b>Total Income</b>	<b>\$ 61,489.18</b>	<b>\$ 61,440.57</b>	<b>\$ 48.61</b>	<b>\$ 63,315.72</b>	
<b>Shared Expense</b>					
Repairs & Maintenance - General	402.84	\$ 1,500.00	\$ 1,097.16	\$ 1,500.00	Flat to PY Budget. Based of Historical Averages
Sanitary Sewer Lift Station	0.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	Flat to PY Budget. Based off Historical Averages
Landscaping	5,911.75	\$ 6,600.00	\$ 688.25	\$ 6,600.00	Flat to PY budget
Plow Contract	9,450.00	\$ 9,450.00	\$ -	\$ 9,922.50	3% Increase
Snow Shoveling	9,450.00	\$ 9,450.00	\$ -	\$ 9,922.50	3% Increase
Trash Removal	5,313.36	\$ 4,908.51	\$ (404.85)	\$ 5,525.52	4% Utilities Increase from PY Actuals
Water	836.22	\$ 2,431.38	\$ 1,595.16	\$ 1,000.00	10% Utilities Increase from PY Actuals
Domestic Water Main PRV	0.00	\$ 100.00	\$ 100.00	\$ 100.00	Flat to PY budget
Accounting	303.29	\$ 250.00	\$ (53.29)	\$ 500.00	Tax Return
Bank Fees	432.00	\$ 432.00	\$ -	\$ 432.00	
Insurance Expense	1,601.04	\$ 1,205.56	\$ (395.48)	\$ 1,921.20	20% increase
Legal & Enforcement	894.00	\$ 1,000.00	\$ 106.00	\$ 1,000.00	Placeholder
Administrative - General	82.52	\$ -	\$ (82.52)	\$ 350.00	
Meeting Expenses	0.00	\$ 250.00	\$ 250.00	\$ 250.00	Flat to PY budget
Office Supplies/Postage	0.00	\$ 250.00	\$ 250.00	\$ -	Combine with Admin General
Property Management Fees	22,613.16	\$ 22,613.11	\$ (0.05)	\$ 23,292.00	3% Increase
Adjustments/Penalties	10.00	\$ -	\$ (10.00)		
Contingency					
<b>Total Shared Expense</b>	<b>\$ 57,300.18</b>	<b>\$ 61,440.56</b>	<b>\$ 4,140.38</b>	<b>\$ 63,315.72</b>	
<b>Net Operating Income</b>	<b>\$ 4,189.00</b>	<b>\$ 0.01</b>	<b>\$ 4,188.99</b>	<b>\$ 0.00</b>	
<b>Other Income</b>					
Shared Reserve Allocation - Condo	0.00			\$ 2,514.00	70% of 2025 Reserve Study
Shared Reserve Allocation - Duplex	0.00			\$ 2,945.53	70% 2025 Reserve Study
Shared Reserve Interest Earned - Shared	317.86				
Working Capital	330.00				
<b>Total Other Income</b>	<b>\$ 330.00</b>			<b>\$ 5,460.00</b>	70% of the 2025 Reserve Study 100% funded model of \$7800
<b>Other Expenses</b>					
Reserve Expense - Shared	0.00			\$ -	Per Reserve Study
<b>Total Other Expenses</b>	<b>\$ 0.00</b>			<b>\$ 0.00</b>	
<b>Net Other Income</b>	<b>\$ 330.00</b>			<b>\$ 5,460.00</b>	
<b>Net Income</b>	<b>\$ 4,519.00</b>			<b>\$ 5,460.00</b>	

VIC'S LANDING - CONDO					
FY2026 APPROVED BUDGET					
Condo Expenses	Estimated Actuals	2025 Budget	Difference	2026 Budget	Comments
<b>Income</b>					
HOA Dues - Condo A	\$ 56,016.00	\$ 56,023.06	\$ 7.06	\$ 61,626.45	From Dues Allocation Tab
HOA Dues - Condo B	\$ 42,624.00	\$ 42,712.62	\$ 88.62	\$ 46,984.70	From Dues Allocation Tab
Operating Interest Income - Condo					
<b>Total Income</b>	<b>\$ 98,640.00</b>	<b>\$ 98,735.68</b>		<b>\$ 108,611.16</b>	
<b>Expenses</b>					
<b>Condo Expense</b>					
General Ext. Repairs	\$ 346.03	\$ 2,000.00	\$ 1,653.97	\$ 2,000.00	Flat to PY Budget
Boiler and Heat	\$ 2,400.00	\$ 4,500.00	\$ 2,100.00	\$ 4,500.00	Flat to PY Budget. Includes annual inspections and preventative maint, service calls, and misc. repairs
Roof Repair & Maint	\$ 3,020.00	\$ 1,600.00	\$ (1,420.00)	\$ 2,600.00	Roof Inspections and gutters cleans \$1600.
Pest Control	\$ 540.00	\$ 891.00	\$ 351.00	\$ 891.00	Flat to PY Budget
Gas and Electric	\$ 23,495.42	\$ 23,918.87	\$ 423.45	\$ 24,199.00	3% Increase from PY Estimated Actuals
Water	\$ 11,630.00	\$ 10,643.70	\$ (986.30)	\$ 12,120.00	4% Increase from PY Estimated Actuals
Sewer	\$ 8,640.00	\$ 8,602.56	\$ (37.44)	\$ 8,899.00	3% Increase from PY Estimated Actuals
Insurance Expense	\$ 20,203.42	\$ 18,284.56	\$ (1,918.86)	\$ 24,243.60	20% Increase from PY Estimated Actuals
Adjustments/Penalties	\$ -	\$ -	\$ -		
<b>Total Condo Expense</b>	<b>\$ 70,274.87</b>	<b>\$ 70,440.69</b>	<b>\$ 165.82</b>	<b>\$ 79,452.60</b>	
Shared Expense Allocation	\$ 26,388.24	\$ 28,295.00		\$ 29,158.56	Contribution to Shared Operating Budget
<b>Total Expenses</b>	<b>\$ 96,663.11</b>	<b>\$ 98,735.69</b>	<b>\$ 2,072.58</b>	<b>\$ 108,611.16</b>	
<b>Net Operating Income</b>	<b>\$ 1,976.89</b>	<b>\$ (0.01)</b>	<b>\$ 1,976.90</b>	<b>\$ -</b>	
<b>Other Income</b>					
Reserve Dues Income - Condo A	\$ 16,128.00	\$ 16,234.60	\$ 106.60	\$ 23,639.00	70% of the 2025 Reserve Study 100% funded model of \$31,519
Reserve Dues Income - Condo B	\$ 12,384.00	\$ 12,377.36	\$ (6.64)	\$ 18,023.00	70% of the 2025 Reserve Study 100% funded model of \$24,030
Shared Reserve Allocation - Condo A				\$ 1,426.00	70% of the 2025 Reserve Study 100% funded model
Shared Reserve Allocation - Condo B				\$ 1,088.00	70% of the 2025 Reserve Study 100% funded model
Reserve Interest Earned - Condo	\$ 178.64				
<b>Total Other Income</b>	<b>\$ 28,690.64</b>	<b>\$ 28,611.96</b>	<b>\$ (78.68)</b>	<b>\$ 44,176.00</b>	
<b>Other Expenses</b>					
Reserve Expense - Condo	\$ 22,647.50	\$ 25,000.00	\$ 2,352.50	\$ 25,000.00	Estimated 2026 Painting Touchup and Misc. Boiler Repair
<b>Total Other Expenses</b>	<b>\$ 22,647.50</b>	<b>\$ 3,611.96</b>	<b>\$ (19,035.54)</b>	<b>\$ 25,000.00</b>	
<b>Net Other Income</b>	<b>\$ 6,043.14</b>	<b>\$ 25,000.00</b>	<b>\$ 18,956.86</b>	<b>\$ 19,176.00</b>	
<b>Net Income</b>	<b>\$ 8,020.03</b>	<b>\$ 24,999.99</b>	<b>\$ 20,933.76</b>	<b>\$ 19,176.00</b>	

Condo A	2024	2025	2026	Diff (\$)
<b>Operating</b>	<b>439.43</b>	\$ 389.00	\$ 427.96	\$ 38.96
<b>Reserve - Condo</b>	<b>0</b>	\$ 112.00	\$ 164.16	\$ 52.16
<b>Reserve - Shared</b>			\$ 9.90	\$ 9.90
<b>Dues Total</b>	<b>\$ 439.43</b>	<b>\$ 501.00</b>	<b>\$ 602.00</b>	<b>\$ 101.00</b>
			7224	6080.28
<b>Condo B</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	
<b>Operating</b>	<b>333</b>	\$ 296.00	\$ 326.28	\$ 30.28
<b>Reserve - Condo</b>	<b>0</b>	\$ 86.00	\$ 125.16	\$ 39.16
<b>Reserve - Shared</b>			\$ 7.56	\$ 7.56
<b>Dues Total</b>	<b>\$ 333.00</b>	<b>\$ 382.00</b>	<b>\$ 459.00</b>	<b>\$ 77.00</b>

**VIC'S LANDING - DUPLEX**

**FY2026 APPROVED BUDGET**

Duplex Expenses	Estimated Actuals	2025 Budget	Difference	2026 Budget	Comments
<b>Income</b>					
HOA Dues - Duplex	\$ 33,120.00	\$ 33,145.57	\$ 25.57	\$ 34,157.16	Tied to Shared Budget Operating Expense
Operating Interest Income - Duplex					
<b>Total Income</b>	<b>\$ 33,120.00</b>				
<b>Duplex Expenses</b>					
<b>Total Duplex Expense</b>	<b>\$ -</b>				
Shared Expense Allocation	\$ 33,145.68	\$ 33,145.57	\$ (0.11)	\$ 34,157.16	Shared Operating Budget Duplex Contribution
<b>Total Expenses</b>	<b>\$ 33,145.68</b>			<b>\$ 34,157.16</b>	
<b>Net Operating Income</b>	<b>\$ (25.68)</b>	<b>\$ -</b>		<b>\$ -</b>	33145
<b>Other Income</b>					
Reserve Allocation - Duplex	\$ -	\$ -	\$ -	\$ 2,945.53	70% of the 2025 Reserve Study 100% funded model
Reserve Interest Earned - Duplex					
Working Capital	\$ 105.00		\$ (105.00)		
<b>Total Other Income</b>	<b>\$ 105.00</b>				
<b>Other Expenses</b>					
Reserve Expense - Duplex	\$ -	\$ (5,519.73)	\$ (5,519.73)	\$ 2,945.53	Closed Duplex Reserve Jan 2024 and credited 459.98 per duplex / Duplex Reserve is \$0.00
<b>Total Other Expenses</b>	<b>\$ -</b>				
<b>Net Other Income</b>	<b>\$ 105.00</b>	<b>\$ (5,519.73)</b>	<b>\$ (5,519.73)</b>	<b>\$ -</b>	