

Mariner's Valley Two Maintenance Association Budget

	Approved FY 2024-25	Actual FY 2024-25	Approved FY 2025-26	Actual 7/1-1/31/26	Approved FY 2026-27		See Comments below
Income						Income	
Association Dues	\$ 56,400.00	\$ 54,600.00	\$ 63,450.00	\$ 59,925.00	\$ 70,500.00	Association Dues	1
Legal Fees Recovered		\$ -		\$ 3,980.16		Legal Fees Recovered	2
Services (Real Estate Transfer Fees)	\$ 600.00	\$ 225.00	\$ 600.00	\$ 250.00	\$ 600.00	Services (Real Estate Transfer Fees)	
Interest	\$ 15.00	\$ 13.98	\$ 15.00	\$ 9.42	\$ 15.00	Interest	
Total Income	\$ 57,015.00	\$ 54,838.98	\$ 64,065.00	\$ 64,164.58	\$ 71,115.00	Total Income	
Expenses						Expenses	
Bad debt expense						Bad debt expense	
Bank Service Charges	\$ 15.00	\$ -	\$ 15.00	\$ 13.00	\$ 15.00	Bank Service Charges	
Insurance	\$ 1,000.00	\$ 257.00	\$ 1,400.00	\$ 1,262.75	\$ 1,560.00	Insurance	3
Licenses & Permits	\$ 50.00	\$ -	\$ 50.00	\$ 11.00	\$ 50.00	Licenses & Permits	
Maintenance	\$ 25,500.00	\$ 18,490.96	\$ 29,800.00	\$ 19,764.27	\$ 30,200.00	Maintenance	4
Miscellaneous		\$ -		\$ -		Miscellaneous	
Office Supplies	\$ 300.00	\$ 488.98	\$ 300.00	\$ -	\$ 300.00	Office Supplies	
Postage & Delivery	\$ 1,250.00	\$ 1,099.16	\$ 1,250.00	\$ 729.70	\$ 1,250.00	Postage & Delivery	
Printing & Reproduction	\$ 1,600.00	\$ 611.08	\$ 1,600.00	\$ 230.26	\$ 1,600.00	Printing & Reproduction	
Professional Fees	\$ 10,000.00	\$ 10,984.29	\$ 11,000.00	\$ 8,038.62	\$ 16,000.00	Professional Fees	
Repairs	\$ 500.00	\$ 376.96	\$ 500.00	\$ 5,323.64	\$ 2,000.00	Repairs	
Utilities (water)	\$ 15,000.00	\$ 16,435.22	\$ 18,000.00	\$ 14,797.29	\$ 23,000.00	Utilities (water)	5
Web site hosting	\$ 350.00	\$ 162.89	\$ 350.00	\$ -	\$ 350.00	Web site hosting	
Total Expenses	\$ 55,565.00	\$ 48,906.54	\$ 64,265.00	\$ 50,170.53	\$ 76,325.00	Total Expenses	
Net profit/loss	\$ 1,450.00	\$ 5,932.44	\$ (200.00)		\$ (5,210.00)	Net profit/loss	
				Bank Balance as of 01/31/2026			
				\$ 80,174.08			

Comments:

1. Dues being increased to \$150/yr due to increased costs (e.g. Insurance, Maintenance, Utilities/Water)
2. Haven't been projecting legal fees recovered in the budget because it's so unpredictable, but on recent average, it could increase our income about \$3,000.
3. Insurance costs have risen in last two years
4. Ultimate Innovations increased 3% annually through 2025. Trees est. \$10,000.
5. BWS rates continuing to increase (~9% in July 2025) for water use. Recent use on normal schedule averages ~\$1,900/mo.