

**NEPTUNE HOUSE
PRESENTATION BUDGET
2026**

REVENUE

MAINTENANCE FEE INCOME

OPERATING INCOME AND TAXES	890,316
RESERVE INCOME	98,020

TOTAL MAINTENANCE FEE INCOME	<u>988,336</u>
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OTHER INCOME

RENTAL INCOME	14,000
DEEDBACK INCOME	9,779
MEMBER INTEREST FEES	1,000
TOTAL OTHER INCOME	<u>24,779</u>

TOTAL REVENUE	<u>1,013,115</u>
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SPEND FROM RESERVES	<u>50,259</u>
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TOTAL AVAILABLE FUNDS	<u><u>1,063,373</u></u>
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EXPENSES

OPERATING EXPENSES	276,900
ADMINISTRATIVE AND GENERAL EXPENSES	129,517
FIXED EXPENSES	178,364
PAYROLL & BENEFITS	304,967
BAD DEBT EXPENSE	28,286
RESERVE PROJECTS	145,338

TOTAL EXPENSES	<u><u>1,063,373</u></u>
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FIXED EXPENSES DETAIL

INSURANCE	158,316
PROPERTY TAXES	20,048

SUBTOTAL FIXED EXPENSES	<u>178,364</u>
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PAYROLL & BENEFITS DETAIL

PAYROLL EXPENSE	242,955
TAXES AND BENEFITS	59,797
WORKERS COMP INSURANCE	2,215

SUBTOTAL PAYROLL & BENEFITS	<u>304,967</u>
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OPERATING EXPENSES DETAIL

POOL OPERATIONS	7,500
LANDSCAPING	3,000
FURNITURE	17,000
CONTRACT LABOR	39,915
LAUNDRY/LINEN	29,925
ELECTRICITY	33,286
INTERNET AND TELEPHONE	22,500
HVAC REPAIRS	1,500
GUEST/UNIT/CLEANING SUPPLIES	10,478
GENERAL MAINT & SUPPLIES	9,956
ROOM EQUIPMENT REPLACEMENT	3,000
WATER/SEWER	29,957
TRASH REMOVAL	10,228
PROPANE & HEATING OIL	56,586
PEST CONTROL	2,070

SUBTOTAL OPERATING EXPENSES	<u>276,900</u>
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ADMINISTRATIVE AND GENERAL EXPENSES DETAIL

MANAGEMENT FEES	70,576
MISCELLANEOUS EXPENSES	5,000
ASSESSMENT BILLING	6,000
ACCOUNTING/AUDIT	10,000
ADVERTISING / MARKETING	8,000
MEETINGS	-
CREDIT CARD CHARGES	14,250
OFFICE EXPENSE	7,000
PAYROLL PROCESSING	2,992
COMPUTER AND WEBSITE	2,000
POSTAGE	3,700

SUBTOTAL ADMINISTRATIVE AND GENERAL EXPENSES	<u>129,517</u>
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2026 MAINTENANCE FEES				
	<u>Operating</u>	<u>Taxes</u>	<u>Reserves</u>	<u>Total</u>
Float	909.00	21.00	102.00	1,032.00
Studio	1,487.00	34.00	167.00	1,688.00
One Bedroom	1,652.00	38.00	186.00	1,876.00
Two Bedroom	1,817.00	42.00	205.00	2,064.00