GRAND RESERVE ALGONQUIN MASTER ASSOCIATION, INC.

(Incorporated 09/02/2010)

BOARD OF DIRECTORS 12/02/2025 MEETING MINUTES

Exhibit II

2026 GRAND RESERVE ALGONQUIN BUDGET PROJECTION 12/11/2025				
DESCRIPTION	SFU	DUPLEX	MANOR HOME	TOTALS
Dwelling Units:	146	24	8	178
	82.02%	13.48%	4.50%	100.00%
2026 Monthly Dues Amount (regular + roof fund):	$100.00	$165.00	$250.00	
Current Balances:				
- Working Funds for Normal Expenses & Repairs:	$ 3,500.35	$ 7,047.69	$ 5,582.50	$ 16,130.54
- RESERVE Deposits for Future Capital Improvements:	$ 115,957.14	$ 107,390.97	$ 10,361.96	$ 233,710.07
	119,457.49	114,438.66	15,944.46	$ 249,840.61
2026 Projected Revenue:				
- Dues (regular)	$ 175,200.00	$ 47,520.00	$ 14,400.00	$ 237,120.00
- Dues Roof Fund (Manor Homes only)	$ -	$ -	$ 9,600.00	$ 9,600.00
- Money Brought Forward from 2025	$ 3,500.35	$ 7,047.69	$ 5,582.50	$ 16,130.54
2026 Projected Revenue Total:	$ 178,700.35	$ 54,567.69	$ 29,582.50	$ 262,850.54
2026 Projected Expenses:				
- Landscaping	$ 103,984.29	$ 14,908.25	$ 3,108.03	$ 122,000.57
- Snow Removal	$ 50,667.93	$ 8,178.51	$ 2,735.33	$ 61,581.76
- Insurance Buildings	$ -	$ 16,151.25	$ 5,383.75	$ 21,535.00
- Insurance Liability	$ 1,091.42	$ 173.03	$ 66.55	$ 1,331.00
- Mailings / Office Supplies	$ 82.00	$ 13.00	$ 5.00	$ 100.00
- USPS post office box rental	$ -	$ -	$ -	$ -
- Reserves DU & MH 20% / SFU 10% of regular dues	$ 17,520.00	$ 9,504.00	$ 2,880.00	$ 29,904.00
- DU & MH Repairs @ 20% of regular dues	$ -	$ 9,504.00	$ 2,880.00	$ 12,384.00
- DU & MH Roof Fund	$ -	$ -	$ 9,600.00	$ 9,600.00
2026 Projected Expense Total:	$ 173,345.64	$ 58,432.04	$ 26,658.65	$ 258,436.33
Revenue less Expenses:	$ 5,354.71	$ (3,864.35)	$ 2,923.85	$ 4,414.21