

The Gentry at Handsmill Owners Association, Inc.
Operation Budget
January 01, 2026 - December 31, 2026



	2026 Approved BUDGET	2025 APPROVED BUDGET	REMARKS
OPERATING REVENUES			
Residential Assessments	\$ 263,160	\$ 239,080	\$170/mo
Operating Capital Contributions	-	-	\$250 per new lot owner
Reserve Contribution	(11,500)	(30,000)	
TOTAL OPERATING REVENUES	\$ 251,660	\$ 209,080	
OPERATING EXPENSES			
ADMINISTRATIVE			
Management Fees - Contract	12,000	12,000	
Professional Services Collections	-	-	Admin/legal fees collections
Professional Services General	3,000	3,000	Admin fees
Community Mailings	-	-	
Office Supplies - General	2,000	2,500	Printing, postage, etc.
Insurance - General	5,370	6,800	D&O, Liability, Comm
Meetings	300	-	Membership Meeting
Social Committee	13,000	13,000	Community Sponsored Events
Bad Debt Expense	-	-	
TOTAL ADMINISTRATIVE EXPENSES	\$ 35,670	\$ 37,300	
LANDSCAPING/IRRIGATION			
Landscaping Maintenance Contract	52,800	7,200	COS - \$4400/mo
			\$95/mo (pine needles and
Landscape Contract SF	147,060	131,580	irrigation maint.)
Landscaping Repairs	2,000	8,000	COS repairs
Landscape Pine Needles	5,000	5,000	2x COS app
Landscaping Flowers	3,000	3,500	Spring/Fall Flowers
TOTAL LANDSCAPING/IRRIGATION EXPENSES	\$ 209,860	\$ 155,280	
REPAIRS & MAINTENANCE			
R & M Common Area	1,500	3,000	
Pet Stations	500	2,500	3 Stations/Weekly Maint.
TOTAL REPAIRS & MAINTENANCE EXPENSES	\$ 2,000	\$ 5,500	
UTILITIES			
Electric General	4,130	5,500	Master vs Sub Maint.
Water Utilities - Irrigation	-	5,500	Paid by Handsmill
TOTAL UTILITIES EXPENSES	\$ 4,130	\$ 11,000	
TOTAL OPERATING EXPENSES	\$ 251,660	\$ 209,080	
NET EXCESS/(DEFICIT)	-	-	