

Glenview Peninsula Association, Inc. / ADOPTED BUDGET			
	Account	Description January 1 - December 31, 2026	ADOPTED 2026 Budget
Operating Accounts			
Income			
	40-4000-00	Assessment Fees	\$110,880.00
	40-4005-00	Special Assessments	\$0.00
	40-4060-00	Laundry Income	\$700.00
Income Accounts Total			\$110,180.00
		Monthly Amount	\$660.00
Expense Accounts			
General & Administrative			
	50-5004-00	Management Contract	\$13,972.50
	50-5010-00	Accounting & Tax Services	\$300.00
	50-5015-00	Legal & Professional Services	\$500.00
	50-5035-00	Postage & Mailing	\$0.00
	50-5040-00	Copies & Printing	\$0.00
	50-5045-00	Insurance Package	\$19,800.00
	50-5065-00	Office Supplies	\$500.00
	50-5076-00	Annual Corporate Report	\$62.00
	50-5077-00	Division Filing Fees	\$56.00
	50-5085-00	Bad Debt Expense	\$0.00
	50-5100-00	Miscellaneous Administrative Exp	\$295.00
		General & Adminstrative TOTAL	\$35,485.50
Grounds & Landscaping			
	60-6000-00	Landscape Contract	\$10,800.00
	60-6010-00	Landscape - Other	\$1,000.00
	60-6020-00	Shrub & Tree Maintenance	\$1,000.00
	60-6030-00	Fertilizer & Weed Abatement	\$600.00
	60-6040-00	Mulch	\$800.00
	60-6050-00	Irrigation Repairs	\$400.00
	60-6070-00	Groundskeeping - Other	\$300.00
		Grounds & Landscaping TOTAL	\$14,900.00
Utilities			
	63-6300-00	Electricity - FPL	\$3,500.00
	63-6330-00	Water & Sewer	\$23,500.00
		Utilities TOTAL	\$27,000.00
Amenities			
	65-6500-00	Pool Service	\$4,000.00
	65-6505-00	Pool Supplies	\$500.00
		Amenities TOTAL	\$4,500.00
Repairs & Maintenance			
	67-6710-00	Building Repairs & Maintenance	\$4,500.00
	67-6765-00	Electrical Repairs & Maintenance	\$1,500.00
	67-6905-00	Contingency Expense	\$530.50
		Repairs & Maintenance TOTAL	\$6,530.50
Operating Expense Accounts Total			\$88,416.00
Reserve Contributions			
	80-8000-00	Reserve - General	\$22,464.00
Operating & Reserve TOTAL			\$110,880.00

**GLENVIEW PENINSULA ASSOCIATION, Inc. 2026
RESERVE / FULLY FUNDED BALANCE**

#	Component	Current Estimated Cost	Effective Age	Useful Life	Full Fund Balance
PAINTING					
2157	Rear Retaining Wall	\$5,000.00	1	1	\$5,000.00
2315	Walkway Decks - Recoat	\$2,100.00	7	7	\$2,100.00
2316	Walkway Decks - Resurface	\$10,100.00	0	28	\$0.00
2343	Bldg Exterior - Seal/Paint	\$22,500.00	7	7	\$22,500.00
POOL					
2771	Pool Fence - Replace	\$8,800.00	2	20	\$880.00
2773	Pool - Resurfacing	\$24,350.00	5	12	\$10,146.00
2787	Equipment - Repair/Replace	\$5,000.00	1	5	\$1,000.00
ROOF					
2381	Shingle Roofing - Replace	\$63,000.00	5	15	\$21,000.00
2389	Gutter / Downspouts - Replace	\$9,850.00	5	30	\$1,642.00
CONCRETE					
2105	Driveway Concrete	\$11,550.00	40	40	\$11,550.00
2107	Concrete Sidewalks	\$5,000.00	1	10	\$500.00
2119	Pavers (roadway)	\$29,100.00	30	30	\$29,100.00
2123	Asphalt - Seal/Repair	\$1,650.00	3	4	\$1,238.00
2125	Asphalt - Resurface	\$10,900.00	20	20	\$10,900.00
2337	Staircase (Concrete) Repair/Rep	\$45,000.00	1	1	\$45,000.00
2341	BLldg Exterior - Restoration	\$7,000.00	5	7	\$5,000.00
MISC OTHER					
2139	Wood Fencing-Replace	\$6,200.00	3	20	\$930.00
2144	Security Gates-Replace	\$5,000.00	24	25	\$4,800.00
2326	Walkway Railings-Replace	\$33,200.00	28	30	\$30,987.00
2544	Commercial Laundry-Replace	\$6,250.00	5	20	\$1,563.00