

2026 Proposed Budget			10/24/2025		8:11 AM	
Revenues	2025 BUD	2026 BUD	CONDO I	CONDO II	Maintenance Fee	
					+/-	+/- pct
Operating Revenue	447,362.00	479,364.00	266,315.46	212,706.54	\$18.52	7.2%
Reserve Revenue	542,041.00	610,998.00	339,446.05	271,912.44	\$39.91	12.7%
TOTAL REVENUES	989,403.00	1,090,362.00	605,761.51	484,618.98	\$58.43	10.2%
OPERATING EXPENSES						
ADMINISTRATION						
707 Office Supplies	1,932.00	1,984.00	1,102.23	882.94	\$0.03	2.7%
708 Postage	1,404.00	1,404.00	780.01		\$0.00	0.0%
709 Printing & Reproductions	2,776.00	2,851.00	1,583.90	1,268.78	\$0.04	2.7%
750 Gen Admin & Expenses	12,200.00	13,000.00	7,222.28	5,785.39	\$0.46	6.6%
917 Property Management	21,000.00	21,000.00	11,666.76	9,345.63	\$0.00	0.0%
PROFESSIONAL SERVICES						
701 Accounting Fees	10,600.00	10,886.00	6,047.83	4,844.60	\$0.17	2.7%
710 Legal Fees	8,000.00	8,000.00	4,444.48	3,560.24	\$0.00	0.0%
TAXES / FEES						
936 State Income Tax	45.00	45.00	25.00	20.03	\$0.00	0.0%
937 Federal Income Tax	100.00	100.00	55.56	44.50	\$0.00	0.0%
919 FICA	3,700.00	4,948.00	2,748.91	2,202.01	\$0.72	33.7%
920 State Unemployment Tax	15.00	15.00	8.33	6.68	\$0.00	0.0%
921 Federal Unemployment Tax	91.00	91.00	50.56	40.50	\$0.00	0.0%
704 Division/Corp Fees	936.00	936.00	520.00	416.55	\$0.00	0.0%
UTILITIES						
905 Waste Removal	24,771.00	24,156.00	13,420.11	10,750.14	\$0.36	-2.5%
902 Electricity	13,708.00	14,680.00	8,155.62	6,533.04	\$0.56	7.1%
903 Water & Sewer	2,958.00	3,282.00	1,823.35	1,460.59	\$0.19	11.0%
901 Cable TV	151,714.00	162,700.00	90,389.61	72,406.38	\$6.36	7.2%
904 Telephone	5,800.00	6,090.00	3,383.36	2,710.23	\$0.17	5.0%
GROUNDS MAINTENANCE						
931 Lawn Maintenance Contract	68,312.00	70,584.00	39,213.65	31,412.00	\$1.31	3.3%
918 Maintenance Salary	24,960.00	43,680.00	24,266.86	19,438.91	\$10.83	75.0%
802 Lawns & Grounds	14,060.00	16,460.00	9,144.52	7,325.19	\$1.39	17.1%
803 Pond Maintenance	4,848.00	6,000.00	3,333.36	2,670.18	\$0.67	23.8%
938 Lawn & Pest Control	6,980.00	7,168.00	3,982.25	3,189.98	\$0.11	2.7%
BUILDING MAINTENANCE						
801 General Maintenance	40,000.00	32,700.00	18,166.81	14,552.48	\$4.22	-18.3%
804 General Maintenance Clubhouse	1,449.00	1,500.00	833.34	667.55	\$0.03	3.5%
INSURANCE						
922 Workman's Comp	1,100.00	1,433.00	796.12	637.73	\$0.19	30.3%
OTHER EXPENSES						
932 Gate Repair Contract	4,117.00	3,300.00	1,833.35	1,468.60	\$0.47	-19.8%
934 Pest Control Contract	5,641.00	5,793.00	3,218.36	2,578.06	\$0.09	2.7%
933 Termite Control Contract	3,045.00	3,165.00	1,758.35	1,408.52	\$0.07	3.9%
935 Pool Contract	8,350.00	8,576.00	4,764.48	3,816.58	\$0.13	2.7%
805 Pool Supplies	2,130.00	2,200.00	1,222.23	979.07	\$0.04	3.3%
806 Clubhouse Air Conditioning	620.00	637.00	353.89	283.48	\$0.01	2.7%
TOTAL OPERATING EXPENSES	447,362.00	479,364.00	266,315.46	212,706.54	\$18.52	7.2%
RESERVE EXPENSES						
970.0 Clubhouse Building Painting	1,375.00	1,375.00	763.90	611.92	\$0.00	0.0%
970.1 & 2 Condos 1 & 2 Building Painting	48,025.00	60,000.00	33,333.60	26,701.80	\$6.93	24.9%
971.0 Clubhouse Roof Replacement	1,000.00	800.00	444.45	356.02	\$0.12	-20.0%
971.1 & 2 Condos 1 & 2 Roofs Replacement	6,912.00	10,368.00	5,760.05	4,614.07	\$2.00	50.0%
972.0 Clubhouse Building Repairs	1,841.00	1,900.00	1,055.56	845.56	\$0.03	3.2%
972.1 & 2 Condos 1 & 2 Building Repairs	107,000.00	119,700.00	66,500.53	53,270.09	\$7.35	11.9%
974 Pond Renovation	2,000.00	5,000.00	2,777.80	2,225.15	\$1.74	150.0%
975 Clubhouse Air Conditioner	1,496.00	2,150.00	1,194.45	956.81	\$0.38	43.7%
978 Trees - Trim, Remove, Replace	5,000.00	10,000.00	5,555.60	4,450.30	\$2.89	100.0%
983 Pool Repairs	2,321.00	2,330.00	1,294.45	1,036.92	\$0.01	0.4%
984 Fence Painting & Replacement	3,800.00	3,600.00	2,000.02	1,602.11	\$0.12	-5.3%
985 Grounds & Shrubs	4,000.00	4,100.00	2,277.80	1,824.62	\$0.06	2.5%
986 Hazard Insurance	344,000.00	371,600.00	206,446.10	165,373.15	\$15.97	8.0%
987 Gate Operations	1,439.00	1,475.00	819.45	656.42	\$0.02	2.5%
988 Office Equipment	0.00	1,000.00	555.56	445.03	\$0.58	100.0%
989 Road Repair	10,800.00	15,000.00	8,333.40	6,675.45	\$2.43	38.9%
977 Golf Cart Replacement	1,032.00	600.00	333.34	267.02	\$0.25	-41.9%
TOTAL RESERVE EXPENSES	\$542,041.00	\$610,998.00	\$339,446.05	\$271,912.44	\$39.91	12.7%
GRAND TOTAL	\$989,403.00	\$1,090,362.00	\$605,761.51	\$484,618.98		10.2%
Calculated Maintenance Fee	572.57	631.00	631.00	631.01		

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2025 Proposed Budget		10/2/2024				
Revenues	2024 Bud	2025 BUD	CONDO I	CONDO II	Maintenance Fee	
					Incr/Decr \$	Incr/Decr %
Operating Revenue	\$481,286	\$447,362	248,285.91	199,076.09	\$19.63	-7.0%
Reserve Revenue	\$406,906	\$542,041	301,382.76	240,658.25	\$78.20	33.2%
TOTAL REVENUES	\$888,192	\$989,403	549,668.67	439,734.34	\$58.57	11.4%
OPERATING EXPENSES						
<u>ADMINISTRATION</u>						
707 Office Supplies	\$1,872	1,932	1,072.26	859.74	\$0.03	3.2%
708 Postage	\$1,404	1,404	779.22	624.78	\$0.00	0.0%
709 Printing & Reproductions	\$2,776	2,776	1,540.68	1,235.32	\$0.00	0.0%
750 Gen Admin & Expenses	\$5,800	12,200	6,771.00	5,429.00	\$3.70	110.3%
917 Property Management	\$21,000	21,000	11,655.00	9,345.00	\$0.00	0.0%
<u>PROFESSIONAL SERVICES</u>						
701 Accounting Fees	\$10,600	10,600	5,883.00	4,717.00	\$0.00	0.0%
710 Legal Fees	\$8,000	8,000	4,440.00	3,560.00	\$0.00	0.0%
<u>TAXES / FEES</u>						
936 State Income Tax	\$45	45	24.98	20.03	\$0.00	0.0%
937 Federal Income Tax	\$100	100	55.50	44.50	\$0.00	0.0%
919 FICA	\$3,978	3,700	2,053.50	1,646.50	\$0.16	-7.0%
920 State Unemployment Tax	\$15	15	8.33	6.68	\$0.00	0.0%
921 Federal Unemployment Tax	\$91	91	50.51	40.50	\$0.00	0.0%
704 Division/Corp Fees	\$936	936	\$19.48	416.52	\$0.00	#NAME?
<u>UTILITIES</u>						
905 Waste Removal	\$23,716	24,771	13,747.91	11,023.10	\$0.61	4.4%
902 Electricity	\$11,982	13,708	7,607.94	6,100.06	\$1.00	14.4%
903 Water & Sewer	\$2,720	2,958	1,641.69	1,316.31	\$0.14	8.8%
901 Cable TV	\$141,100	151,714	84,201.27	67,512.73	\$6.14	7.5%
904 Telephone	\$5,620	5,800	3,219.00	2,581.00	\$0.10	3.2%
<u>GROUNDS MAINTENANCE</u>						
931 Lawn Maintenance Contract	\$60,879	68,312	37,913.16	30,398.84	\$4.30	12.2%
918 Maintenance Salary	\$21,000	24,960	13,852.80	11,107.20	\$2.29	18.9%
802 Lawns & Grounds	\$15,422	14,060	7,803.30	6,256.70	\$0.79	-8.8%
803 Pond Maintenance	\$0	4,848	2,690.64	2,157.36	\$2.81	100.0%
938 Lawn & Pest Control	\$6,980	6,980	3,873.90	3,106.10	\$0.00	0.0%
<u>BUILDING MAINTENANCE</u>						
801 General Maintenance	\$110,000	40,000	22,200.00	17,800.00	\$40.51	-63.6%
804 General Maintenance Clubhouse	\$1,404	1,449	804.20	644.81	\$0.03	3.2%
<u>INSURANCE</u>						
922 Workman's Comp	\$1,100	1,100	610.50	489.50	\$0.00	0.0%
<u>OTHER EXPENSES</u>						
932 Gate Repair Contract	\$3,847	4,117	2,284.94	1,832.07	\$0.16	7.0%
934 Pest Control Contract	\$5,466	5,641	3,130.76	2,510.25	\$0.10	3.2%
933 Termite Control Contract	\$2,950	3,045	1,689.98	1,355.03	\$0.05	3.2%
935 Pool Contract	\$7,950	8,350	4,634.25	3,715.75	\$0.23	5.0%
805 Pool Supplies	\$2,064	2,130	1,182.15	947.85	\$0.04	3.2%
806 Clubhouse Air Conditioning	\$469	620	344.10	275.90	\$0.09	32.2%
TOTAL OPERATING EXPENSES	\$481,286	447,362	248,285.91	199,076.09	\$19.63	-7.0%
<u>RESERVE EXPENSES</u>						
970 Building Painting	\$48,096	48,025	26,653.88	21,371.13	\$0.04	-0.1%
970-3 Clubhouse Painting	\$1,338	1,375	763.13	611.88	\$0.02	2.8%
971 Building Roofs	\$5,184	6,912	3,836.16	3,075.84	\$1.00	33.3%
971-3 Clubhouse Roof	\$0	1,000	555.00	445.00	\$0.58	100.0%
972 Building Repairs	\$34,560	107,000	59,385.00	47,615.00	\$41.92	209.6%
972-3 Clubhouse Building Repairs	\$1,784	1,841	1,021.76	819.25	\$0.03	3.2%
973 Future Audit	\$0	0	0.00	0.00	\$0.00	0.0%
974 Pond Renovation	\$0	2,000	1,110.00	890.00	\$1.16	100.0%
975 Clubhouse Air Conditioner	\$1,450	1,496	830.28	665.72	\$0.03	3.2%
976 Legal Expenses	\$0	0	0.00	0.00	\$0.00	0.0%
978 Trees - Trim, Remove, Replace	\$1,783	5,000	2,775.00	2,225.00	\$1.86	180.4%
983 Pool Repairs	\$2,249	2,321	1,288.16	1,032.85	\$0.04	3.2%
984 Fence Painting & Replacement	\$6,912	3,800	2,109.00	1,691.00	\$1.80	-45.0%
985 Grounds & Shrubs	\$1,783	4,000	2,220.00	1,780.00	\$1.28	124.3%
986 Hazard Insurance	\$288,573	344,000	191,470.00	152,530.00	\$32.08	19.2%
987 Gate Operations	\$1,394	1,439	798.65	640.36	\$0.03	3.2%
988 Office Equipment	\$0	0	0.00	0.00	\$0.00	0.0%
989 Road Repair	\$10,800	10,800	5,994.00	4,806.00	\$0.00	0.0%
977 Golf Cart Replacement	\$1,000	1,032	572.76	459.24	\$0.02	3.2%
TOTAL RESERVE EXPENSES	\$406,906	\$542,041	\$301,382.76	\$240,658.25	\$78.20	33.2%
GRAND TOTAL	\$888,192	\$989,403.00	\$549,668.67	\$439,734.34		11.4%
Calculated Maintenance Fee	\$514	\$573	\$573	\$573		
Budgeted Maintenance Fee	\$573					
Increase	11.4%					

\$573.00