

IslandWalk at the West Villages Approved Budget for the Period of January 1, 2026 - December 31, 2026													
GL	Description	2025 Approved Budget with Full Reserve	2025 Year to Date (September)	2025 Projected Year End	2025 Projected Variance	2026 Approved Budget-Full Reserve	YOY Variance Favorable (Unfavorable)		Capri and Villa	Garden	Oakmont and Classic	Carlyle and Estate	Quads
	REVENUES								314	514	871	500	192
400100	Maintenance Fees	10,074,618	7,555,437.52	10,074,092.07	(526.12)	\$ 10,065,429.43	(9,188.75)		341.79	348.98	354.03	365.33	318.03
400125	Reserve Assessments	709,930	532,447.48	709,929.98	(0.02)	\$ 1,034,221.60	324,291.60		34.41	34.41	34.41	34.41	54.82
400200	Homeowner Fines	3,000	2,000.00	2,750.00	(250.00)	\$ 3,000.00	-		0.10	0.10	0.10	0.10	0.10
400301	Transfer-Rent-Resale-Fees	0	100.00	100.00	100.00	\$ -	-						
400302	Application Fees	6,000	5,686.00	7,186.00	1,186.00	\$ 6,000.00	-		0.21	0.21	0.21	0.21	0.21
400305	Gate Card/Clicker Income	25,000	17,680.00	23,930.00	(1,070.00)	\$ 25,000.00	-		0.87	0.87	0.87	0.87	0.87
400400	Late Fees	3,000	13,003.55	13,753.55	10,753.55	\$ 3,000.00	-		0.10	0.10	0.10	0.10	0.10
401110	Interest Income	1,100	1,340.02	1,615.02	515.02	\$ 1,100.00	-		0.04	0.04	0.04	0.04	0.04
401120	Bank Interest Income	75,000	61,504.04	80,254.04	5,254.04	\$ 75,000.00	-		2.61	2.61	2.61	2.61	2.61
420120	Recreation Income/Amenity Rentals	8,000	3,867.50	5,867.50	(2,132.50)	\$ 8,000.00	-		0.28	0.28	0.28	0.28	0.28
420170	Working Funds Contributions	235,000	270,000.00	328,750.00	93,750.00	\$ 298,000.00	63,000.00		10.39	10.39	10.39	10.39	10.39
430132	Social Income	140,000	100,950.00	135,950.00	12,175.33	\$ 165,000.00	25,000.00		5.75	5.75	5.75	5.75	5.75
420150	Cable TV Income/Misc Income	60,000	46,383.21	61,383.21	1,383.21	\$ 79,440.72	19,440.72		2.77	2.77	2.77	2.77	2.77
420180	2025 Carryover Surplus	146,086.00	109,566.00	146,087.50	1.50	192,868.42	46,782.42		6.72	6.72	6.72	6.72	6.72
420900	Miscellaneous Income	-	1,964.83	1,964.83	1,964.83	\$ -	-		-	-	-	-	-
	Total Revenues	11,486,734.18	8,721,930.15	11,593,613.70	123,104.85	\$ 11,956,060.17	469,325.99		406.04	413.23	418.29	429.59	402.70
	Administration												
510100	Insurance Premiums	429,244	307,665.91	414,976.91	14,267.09	\$ 420,605.50	8,638.50		14.66	14.66	14.66	14.66	14.66
510200	Uninsured losses	20,000	5,899.74	10,899.74	9,100.26	\$ 20,000.00	-		0.70	0.70	0.70	0.70	0.70
530110	Legal/Professional	50,000	47,799.03	60,299.03	(10,299.03)	\$ 65,000.00	(15,000.00)		2.27	2.27	2.27	2.27	2.27
540110	License, Permits, Fees & Taxes	1,200	13,064.61	13,364.61	(12,164.61)	\$ 3,500.00	(2,300.00)		0.12	0.12	0.12	0.12	0.12
600000	Management Services Contract	160,926	121,668.75	161,900.29	(974.12)	\$ 165,753.78	(4,827.61)		5.78	5.78	5.78	5.78	5.78
600001	Management Services Expenses	12,000	7,105.64	10,105.64	1,894.36	\$ 13,000.00	(1,000.00)		0.45	0.45	0.45	0.45	0.45
555100	Management Staff	952,526	621,793.35	859,924.85	92,601.15	\$ 953,298.06	(772.06)		33.23	33.23	33.23	33.23	33.23
705070	Telephone/Internet	12,000	9,378.01	12,378.01	(378.01)	\$ 15,000.00	(3,000.00)		0.52	0.52	0.52	0.52	0.52
520119	Office Expenses	54,000	38,068.36	51,568.36	2,431.64	\$ 50,000.00	4,000.00		1.74	1.74	1.74	1.74	1.74
520122	Bank Charges	3,500	1,660.69	2,535.69	964.31	\$ 12,000.00	(8,500.00)		0.42	0.42	0.42	0.42	0.42
520123	Office Equipment	10,000	8,434.55	10,934.55	(934.55)	\$ 10,000.00	-		0.35	0.35	0.35	0.35	0.35
520140	Newsletter Expense	100	-	25.00	75.00	\$ 100.00	-		0.00	0.00	0.00	0.00	0.00
#####	Accrued Taxes Payable			9,345.00	(9,345.00)	\$ 9,345.00	(9,345.00)		0.33	0.33	0.33	0.33	0.33
	Total Administration	1,705,496.17	1,182,538.64	1,618,257.68	96,583.49	\$ 1,737,602.34	(32,106.17)		60.56	60.56	60.56	60.56	60.56
	Landscaping/Irrigation												
700101	Landscape Contract - Homes	2,205,378.36	1,656,846.22	2,208,190.81	(2,812.45)	\$ 2,209,130.00	(3,751.64)		67.97	75.16	80.22	91.52	44.21
700102	Landscape Contract - Common	1,346,929.65	1,015,444.54	1,352,176.95	(5,247.30)	\$ 1,353,889.00	(6,959.35)		47.19	47.19	47.19	47.19	47.19
700142	Seasonal Flowers	5,000.00	0.00	1,250.00	3,750.00	\$ 5,000.00	-		0.17	0.17	0.17	0.17	0.17
700150	Residential Sod Replacement	100,000.00	6,619.00	31,619.00	68,381.00	\$ 50,000.00	50,000.00		1.74	1.74	1.74	1.74	1.74
700155	Residential Tree Replacement	50,000.00	38,351.40	50,851.40	(851.40)	\$ 100,000.00	(50,000.00)		3.49	3.49	3.49	3.49	3.49
700120	Common Landscape Replacement	144,000.00	49,871.54	85,871.54	58,128.46	\$ 151,200.00	(7,200.00)		5.27	5.27	5.27	5.27	5.27
#####	Arena Application	0.00		0.00	0.00	\$ 39,511.19	(39,511.19)		1.38	1.38	1.38	1.38	1.38
700210	Tree Trimming	280,000.00	282,825.00	352,825.00	(72,825.00)	\$ 300,000.00	(20,000.00)		10.46	10.46	10.46	10.46	10.46
701023	Irrigation - Repairs	180,000.00	103,076.25	148,076.25	31,923.75	\$ 180,000.00	-		6.27	6.27	6.27	6.27	6.27
701010	Well/Pump Service	22,000.00	28,111.46	33,611.46	(11,611.46)	\$ 30,000.00	(8,000.00)		1.05	1.05	1.05	1.05	1.05
702095	Street, Bridge & Sidewalk Maintenance	30,000.00	26,668.38	34,168.38	(4,168.38)	\$ 30,000.00	-		1.05	1.05	1.05	1.05	1.05
701100	Lake. Litt Shelf, Wetland Maintenance	115,000.00	98,352.03	127,102.03	(12,102.03)	\$ 115,000.00	-		4.01	4.01	4.01	4.01	4.01
701101	Lake Bank Repairs/Plantings	65,000.00	10,735.50	26,985.50	38,014.50	\$ 65,000.00	-		2.27	2.27	2.27	2.27	2.27
700130	Mulch	500,000.00	372,488.93	497,488.93	2,511.07	\$ 500,000.00	-		17.43	17.43	17.43	17.43	17.43
	Total Landscaping/Irrigation	5,043,308.01	3,689,390.25	4,950,217.26	93,090.75	\$ 5,128,730.19	(85,422.18)		169.73	176.92	181.98	193.27	145.97
	Access Control												
704100	Guard House - Attendant	155,000.00	160,969.82	199,719.82	(44,719.82)	\$ 220,000.00	(65,000.00)		7.67	7.67	7.67	7.67	7.67
705021	Guard House- Electric, Water, Sewer	5,000.00	1,916.16	3,166.16	1,833.84	\$ 5,000.00	-		0.17	0.17	0.17	0.17	0.17
704230	Guard House - Sec Sys/ Entry Gate Maint	36,000.00	26,377.37	35,377.37	622.63	\$ 36,000.00	-		1.25	1.25	1.25	1.25	1.25
704135	Key Fobs/Entry System	16,000.00	23,025.33	27,025.33	(11,025.33)	\$ 15,000.00	1,000.00		0.52	0.52	0.52	0.52	0.52
	Total Access & Security	212,000.00	212,288.68	265,288.68	(53,288.68)	\$ 276,000.00	(64,000.00)		9.62	9.62	9.62	9.62	9.62
	Utilities - Common Area												
705022	Electricity - Irrigation	55,000.00	37,944.35	51,694.35	3,305.65	\$ 63,250.00	(8,250.00)		2.20	2.20	2.20	2.20	2.20
705023	Electricity - Street Lights	325,000.00	217,121.05	298,371.05	26,628.95	\$ 373,750.00	(48,750.00)		13.03	13.03	13.03	13.03	13.03
705024	Town center- Electricity	102,000.00	80,503.69	106,003.69	(4,003.69)	\$ 117,300.00	(15,300.00)		4.09	4.09	4.09	4.09	4.09
705050	Cable TV/ Residential Bulk Agreement	2,523,100.00	1,877,244.03	2,508,019.03	15,080.97	\$ 2,243,810.04	279,289.96		78.20	78.20	78.20	78.20	78.20
705060	Trash Removal	8,000.00	8,007.63	10,007.63	(2,007.63)	\$ 10,000.00	(2,000.00)		0.35	0.35	0.35	0.35	0.35
	Total Utilities - Common Area	3,013,100.00	2,220,820.75	2,974,095.75	39,004.25	\$ 2,808,110.04	204,989.96		97.87	97.87	97.87	97.87	97.87

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GL	Description	2025 Approved Budget with Full Reserve	2025 Year to Date (September)	2025 Projected Year End	2025 Projected Variance	2026 Approved Budget-Full Reserve	YOY Variance Favorable (Unfavorable)					
	Maintenance											
702125	Maintenance & Repairs- Common	25,000.00	12,996.64	19,246.64	5,753.36	\$ 25,000.00	-	0.87	0.87	0.87	0.87	0.87
702130	Golf Cart Maintenance	5,000.00	318.15	1,568.15	3,431.85	\$ 5,000.00	-	0.17	0.17	0.17	0.17	0.17
	Total Maintenance	30,000.00	13,314.79	20,814.79	9,185.21	\$ 30,000.00	0.00	1.05	1.05	1.05	1.05	1.05
	Building											
702000	General Repairs & Maintenance	50,000.00	41,114.13	53,614.13	(3,614.13)	\$ 50,000.00	-	1.74	1.74	1.74	1.74	1.74
702178	Pest Control	15,000.00	8,797.29	12,547.29	2,452.71	\$ 15,000.00	-	0.52	0.52	0.52	0.52	0.52
707043	Janitorial Service & Cleaning Supplies	66,000.00	61,249.31	77,749.31	(11,749.31)	\$ 68,640.00	(2,640.00)	2.39	2.39	2.39	2.39	2.39
702075	AC Unit Maintenance	24,000.00	18,934.10	24,934.10	(934.10)	\$ 30,000.00	(6,000.00)	1.05	1.05	1.05	1.05	1.05
706035	Fire Alarm System	8,000.00	6,793.26	8,793.26	(793.26)	\$ 8,000.00	-	0.28	0.28	0.28	0.28	0.28
713400	Fitness Center Equip Repairs	25,000.00	24,683.91	30,933.91	(5,933.91)	\$ 15,000.00	10,000.00	0.52	0.52	0.52	0.52	0.52
702150	Holiday Decorations	21,000.00	10,580.16	15,830.16	5,169.84	\$ 25,000.00	(4,000.00)	0.87	0.87	0.87	0.87	0.87
	Total Building	209,000.00	172,152.16	224,402.16	(15,402.16)	\$ 211,640.00	(2,640.00)	7.38	7.38	7.38	7.38	7.38
	Amenities											
712500	Pool Service - Resort	60,000.00	45,440.00	60,440.00	(440.00)	\$ 62,400.00	(2,400.00)	2.17	2.17	2.17	2.17	2.17
712510	Pool Maintenance & Repairs	25,000.00	12,891.97	19,141.97	5,858.03	\$ 26,000.00	(1,000.00)	0.91	0.91	0.91	0.91	0.91
712511	Pool Service - Clubhouse	26,400.00	20,770.00	27,370.00	(970.00)	\$ 27,456.00	(1,056.00)	0.96	0.96	0.96	0.96	0.96
712512	Pool Maintenance - Clubhouse	10,000.00	10,362.04	12,862.04	(2,862.04)	\$ 10,400.00	(400.00)	0.36	0.36	0.36	0.36	0.36
705010	Electricity		0.00	0.00								
705082	Pool Heating - Clubhouse	15,000.00		0.00	15,000.00	\$ -	15,000.00	-	-	-	-	-
705011	Electric - Amenity	68,000.00	45,095.41	62,095.41	5,904.59	\$ 70,000.00	(2,000.00)	2.44	2.44	2.44	2.44	2.44
705031	Water & Sewer - Amenity	90,000.00	80,430.90	102,930.90	(12,930.90)	\$ 90,000.00	-	3.14	3.14	3.14	3.14	3.14
712607	Dog Park maintenance & improvements	2,500.00	18,431.22	31,681.22	(29,181.22)	\$ 5,000.00	(2,500.00)	0.17	0.17	0.17	0.17	0.17
712601	Pickleball Courts Maintenance	3,500.00	1,529.52	2,404.52	1,095.48	\$ 3,500.00	-	0.12	0.12	0.12	0.12	0.12
712602	Bocce Court Maintenance	6,500.00	1,717.00	3,342.00	3,158.00	\$ 6,000.00	500.00	0.21	0.21	0.21	0.21	0.21
712600	Tennis Court Service and Maintenance	53,000.00	1,239.35	1,864.35	51,135.65	\$ 24,000.00	29,000.00	0.84	0.84	0.84	0.84	0.84
710024	Miscellaneous Supplies/Paper products	12,000.00	1,928.29	4,928.29	7,071.71	\$ 20,000.00	(8,000.00)	0.70	0.70	0.70	0.70	0.70
	Total Amenities	371,900.00	239,835.70	329,060.70	42,839.30	\$ 344,756.00	27,144.00	12.02	12.02	12.02	12.02	12.02
	Social Activities											
713020	Community Activities - Non paid	30,000.00	7,961.66	15,461.66	14,538.34	\$ 30,000.00	-	1.05	1.05	1.05	1.05	1.05
713022	Social Activities/Events	128,000.00	78,943.51	110,943.51	17,056.49	\$ 165,000.00	(37,000.00)	5.75	5.75	5.75	5.75	5.75
713023	Sales Tax Expense	9,000.00	4,552.04	6,802.04	2,197.96	\$ 10,000.00	(1,000.00)	0.35	0.35	0.35	0.35	0.35
	Total Social Activities	167,000.00	91,457.21	133,207.21	33,792.79	\$ 205,000.00	(38,000.00)	7.14	7.14	7.14	7.14	7.14
	Capital Outlays and Contingencies											
710005	Capital Improvements	0.00			0.00	\$ 130,000.00	(130,000.00)	4.53	4.53	4.53	4.53	4.53
790000	Contingency	25,000.00	52,886.36	59,136.36	(34,136.36)	\$ 50,000.00	(25,000.00)	1.74	1.74	1.74	1.74	1.74
	Total Capital Outlays and Contingencies	25,000.00	52,886.36	59,136.36	(34,136.36)	\$ 180,000.00	(155,000.00)	6.27	6.27	6.27	6.27	6.27
	Reserves											
901540	Pooled Reserves Quads	42,000.00	31,500.00	42,000.00	0.00	\$ 47,040.00	(5,040.00)	-	-	-	-	20.42
901590	Pooled Program	667,930.00	500,947.43	667,929.93	(0.07)	\$ 987,181.60	(319,251.60)	34.41	34.41	34.41	34.41	34.41
	Total Reserves- Full	709,930.00	532,447.43	709,929.93	(0.07)	\$ 1,034,221.60	(324,291.60)	\$ 34.41	\$ 34.41	\$ 34.41	\$ 34.41	\$ 54.82
	Total Expenses & Reserves	11,486,734.18	8,407,131.98	11,284,410.53	211,668.52	\$ 11,956,060.17	(469,325.99)	\$ 406.04	\$ 413.23	\$ 418.29	\$ 429.59	\$ 402.70
	Less Other Income			309,203.17				0.00	0.00	0.00	0.00	0.00
	TOTAL MONTHLY COST BY UNIT							\$ 376.19	\$ 383.38	\$ 388.44	\$ 399.74	\$ 372.85
# Units	Quarterly Assessments	2023	2024	2025	% Increase	2026	\$ Variance	% Variance	Proof Out			
314	Capri and Villa	\$ 1,067.94	\$ 1,068.76	\$ 1,096.00	2.92%	\$ 1,129.00	\$ 33.00	2.9%	\$ 1,418,024.00			
514	Garden	\$ 1,088.76	\$ 1,089.67	\$ 1,118.00	2.78%	\$ 1,150.00	\$ 32.00	2.8%	\$ 2,364,400.00			
871	Oakmont and Classic	\$ 1,103.28	\$ 1,104.37	\$ 1,133.00	2.75%	\$ 1,165.00	\$ 32.00	2.7%	\$ 4,058,860.00			
500	Carlyle and Estate	\$ 1,136.04	\$ 1,137.22	\$ 1,167.00	2.67%	\$ 1,199.00	\$ 32.00	2.7%	\$ 2,398,000.00			
192	Quads	\$ 1,051.57	\$ 1,052.43	\$ 1,080.00	3.49%	\$ 1,119.00	\$ 39.00	3.5%	\$ 859,392.00			
2391								\$ 11,098,676.00	11,099,651.03	\$ (975.03)		

THE ANNUAL BUDGET OF THE ASSOCIATION IS PROJECTED AND BASED ON ACTUAL HISTORICAL FIGURES TAKING KNOWN CHANGES INTO CONSIDERATION. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED.

The following statutory disclosures are provided, as applicable:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6),

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS

HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH

THAT STATUTE.