

Crane's Roost Villas Homeowners Association
APPROVED 2026 Budget
January 1, 2026 - December 31, 2026

ACCOUNT DESCRIPTION	2025 Budget	2026 Budget
INCOME		
Assessments Income	\$ 266,343	\$ 276,892
Total	\$ 266,343	\$ 276,892
OPERATING EXPENSES		
Management & Admin		
Postage/Copies/Supplies	\$ 2,200	\$ 6,588
Coupon Printing / Bank Fees	1,500	-
CPA/Audit/Review/Comp	1,700	1,950
Legal Expenses	3,000	4,000
Website	1,000	500
Insurance	20,500	22,000
Annual Corporate Report	90	-
Social Committee	500	-
Management Fee	17,820	18,264
Additional Management	500	-
Bad Debt	1,320	4,140
Total Management & Admin	\$ 50,130	\$ 57,442
Grounds Maintenance		
Grounds Maintenance Contract	\$ 40,000	\$ 40,000
Irrigation Repair & Maintenance	13,000	12,000
Annuals	2,000	2,000
Mulch	5,000	10,000
Fertilization/Pest Control	4,000	3,000
Tree Trimming/Replacement	10,000	10,000
Lakes/Ponds/Waterways	1,608	1,700
Fountain Maintenance/Repair	500	500
Lighting/Electrical	2,500	1,000
Pressure Cleaning Wall/Fence	1,500	1,000
Miscellaneous Contingency	1,000	1,000
Total Grounds Maintenance	\$ 81,108	\$ 82,200
Building Maintenance		
Maintenance Supplies	\$ 4,000	\$ 3,000
Common Area Maitenance	25,000	25,000
Fire Prevention	3,000	3,000
Total Building Maintenance	\$ 32,000	\$ 31,000
Access Control/Alarm Systems		
Gate Maintenance Contract	\$ 3,500	\$ 3,500
Gate Repair	2,500	2,500
Gate Phone	1,090	1,400
Camera Repair	315	1,200
Security Service	300	500
Total Access Control/Alarm Systems	\$ 7,705	\$ 9,100

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ACCOUNT DESCRIPTION	2025 Budget	2026 Budget
Pool/Clubhouse/Recreational		
Pool Maintenance Contract	\$ 9,000	\$ 9,600
Pool Equip & Repair	2,500	1,500
Pool Permit	550	900
Tennis Court Maint/Repair	5,000	3,500
Pest Control - Clubhouse	400	200
Clubhouse Repairs	1,000	1,000
Janitorial Service	4,000	4,000
Total Pool/Clubhouse/Recreational	\$ 22,450	\$ 20,700
Utilities		
Electric	\$ 20,000	\$ 22,000
Water/Sewer	1,600	3,000
Water Reclaim (Apricot)	5,000	5,000
Cable	1,500	1,600
Total Utilities	\$ 28,100	\$ 31,600
Reserves		
Reserve-Roof	\$ 2,000	\$ 2,000
Reserve-Tennis	500	500
Reserve-Roads	1,000	1,000
Reserve-Infrastructure	2,000	2,000
Reserve-Clubhouse	500	500
Reserve-Perimeter Wall	6,000	6,000
Reserve-Pool/Spa	500	500
Reserve-Pool Fence	2,000	2,000
Reserve-Landscaping	1,000	1,000
Reserve-Pond	1,500	1,500
Reserve-Security System	1,500	1,500
Reserve-Capital Improvement	8,000	8,000
Reserve-Gate (Entrance)	1,000	1,000
Reserve-Tree Trimming	3,350	3,350
Reserve-Contingency	14,000	14,000
Total Reserves	\$ 44,850	\$ 44,850
TOTAL OPERATING EXPENSES	\$ 266,343	\$ 276,892
NET INCOME/LOSS	\$ -	\$ -

	2025 Annual Assessment	2026 Annual Assessment
2025 vs. 2026 Assessment Comparison	\$ 1,380.00	\$ 1,435.00
	2025 Monthly Assessment	2026 Monthly Assessment
	\$ 115.00	\$ 120.00

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND
REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND
CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH
ITEMS MAY EXCEED THE ESTITMATED COSTS.**