

## DRAFT 2026 Budget

		2025	2026	
		Approved Budget	Proposed Budget	
Line	Operating Expenses			
	<b>Administrative Expenses</b>			
6102	Management <b>Contract</b>	\$15,852	\$16,320	3% increase
6103	Postage	\$750	\$750	
6104	Office Supp/Svc/Misc	\$2,600	\$2,600	
New	Technology	\$0	\$1,144	see details
6105	Professional Fees-Legal	\$5,000	\$5,000	
6106	Professional Fees-Accounting	\$2,385	\$6,700	
6109	Dues/Licenses/Permits/Bank Fees	\$400	\$900	includes \$500 for LOC
6110	Bureau of Condo Fees	\$280	\$280	
	<b>Administrative Budget</b>	<b>\$27,267</b>	<b>\$33,694</b>	
	<b>Cost/Home/Month</b>	<b>\$32.46</b>	<b>\$40.11</b>	increase \$7.65
	<b>Insurance</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	
6150	Insurance Expenses	\$141,130	\$156,850	\$141,165 est plus finance fees, etc
	<b>Insurance Budget</b>	<b>\$141,130</b>	<b>\$156,850</b>	
	<b>Cost/Home/Month</b>	<b>\$168.01</b>	<b>\$186.73</b>	increase \$18.71
	<b>Grounds Expenses</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	
6201	Grounds Maintenance Contract	\$69,000	\$69,000	
6202	Landscaping	\$5,500	\$10,000	see details
6204	Grnds Maint-Add'l Labor (supplies and/or labor)	\$3,900	\$0	combine with 6202 Landscaping
6206	Tree Care and Expense	\$11,000	\$14,000	extra \$3000 for palm trees
6210	Irrigation Inspection <b>Contract</b>	\$4,800	\$5,400	increase to \$450 per month
6215	Irrigation Repairs	\$4,800	\$5,800	increase based on YTD 2025 spend
6240	Erosion/Drainage Control (swale repair)	\$10,250	\$9,800	see details
	<b>Grounds Maintenance Budget</b>	<b>\$109,250</b>	<b>\$114,000</b>	
	<b>Cost/Home/Month</b>	<b>\$130.06</b>	<b>\$135.71</b>	increase \$5.65

	<b>Maintenance Expenses</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	
6304	Building Supplies/Repair	\$8,000	\$12,500	see details
6305	Electrical/Plumbing Repair	\$3,500	\$3,500	
6306	Roof Blowoff/Raking	\$10,042	\$10,000	
	Non Contract-Pest Control	\$2,500	\$2,500	
6320	Pest Control <b>Contract</b>	\$3,120	\$3,120	
	<b>Maintenance Budget</b>	<b>\$27,162</b>	<b>\$31,620</b>	
	<b>Cost/Home/Month</b>	<b>\$32.34</b>	<b>\$37.64</b>	increase \$5.31
	<b>Utilities</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	
6401	Electricity	\$8,400	\$9,000	
6430	Water & Sewer	\$2,000	\$2,200	
	<b>Utilities Maintenance Budget</b>	<b>\$10,400</b>	<b>\$11,200</b>	
	<b>Cost/Home/Month</b>	<b>\$12.38</b>	<b>\$13.33</b>	increase \$.95
	<b>Pool &amp; Recreational Expenses</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	
	Clubhouse repairs	\$4,500	\$0	covering these repairs in Building Repair
6504	Pool maintenance <b>Contract</b>	\$7,800	\$7,800	
6505	Pool Deck/Repairs/Svc	\$1,500	\$1,500	
6506	Clubhouse/Deck Cleaning <b>Contract</b>	\$1,632	\$1,800	\$75*24 (annual increase \$168)
6507	Clubhouse HVAC Maintenance Agreement	\$200	\$0	
6509	Fire Extinguisher Inspection	\$140	\$140	
	<b>P &amp; R Budget</b>	<b>\$15,772</b>	<b>\$11,240.00</b>	
	<b>Cost/Home/Month</b>	<b>\$18.78</b>	<b>\$13.38</b>	decrease \$5.40
	<b>Other Expenses</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	
6685	<b>Storm</b> Clean Up	\$3,000	\$3,000	
6690	Contingency Fund	\$900	\$900	
	<b>Other Budget</b>	<b>\$3,900</b>	<b>\$3,900</b>	
	<b>Cost/Home/Month</b>	<b>\$4.64</b>	<b>\$4.64</b>	no change
	<b>Total Operating Budget</b>	<b>\$334,881</b>	<b>\$362,504</b>	
	<b>Cost/Home/Month</b>	<b>\$398.67</b>	<b>\$431.55</b>	

	Reserves	2025	2026	
6839	Reserve-Pooled	\$180,876	\$188,077	per reserve study
	<b>Total Reserve Funding</b>	<b>\$180,876</b>	<b>\$188,077</b>	
	<b>Cost/Home/Month</b>	<b>\$215.33</b>	<b>\$223.90</b>	increase \$8.57
	<b>Total Operating Expenses Plus Reserves</b>	<b>\$515,757</b>	<b>\$550,581</b>	
	<b>Total Cost/Home/Month</b>	<b>\$614.00</b>	<b>\$655.45</b>	
	<b>Monthly Fees</b>	<b>\$614.00</b>	<b>\$655.45</b>	increase \$41.45

### Special Assessment

Legal fees to rewrite COA Documents  
Hurricane screens for clubhouse windows;  
accordian shutters for clubhouse sliders

\$8,700
\$7,400
\$16,100
\$230

per household

### **reserve expenditures planned for rest of 2025**

resurface tennis courts  
sealcoat streets  
replace French doors in Clubhouse

### **reserve expenditures planned for 2026:**

remove 3 trees (4650, 4652, 4604) = \$1500  
replace clubhouse bathroom doors = \$5000  
resolve mailbox mud issue on west side (\$1000)  
replace all perimeter fencing except along Proctor and chainlink fence  
tree removals/trimming (\$1500 already planned)  
postpone replacement of mailbox clusters

## 2026 Requested Expenses

Acct #	Amount		
6130	\$750	Postage increases in July 2025	no increase to budget due to electronic voting
Technology	\$216	Adobe program	\$18/month
Technology	\$0	Internet at Clubhouse - not in 2026	
Technology	\$0	Speaker, Microphone at Clubhouse - not in 2026	
Technology	\$842	Electronic Voting	6 mo@ \$748/ 6mo@ \$935
Technology	\$67	website hosting	
Technology	\$19	website URL	
	<b>\$1,144</b>		
Special Assessment	\$8,700	Update Governing Docs, harden clubhouse	one time or special expense
6106	\$6,400	Audit of 2025 Financials (required)	
	\$300	2025 Tax Return	
	<b>\$6,700</b>		2025 Professional Fees Accounting: \$650 reserve study update. \$750 Insurance Valuation update. \$275 tax return
6202	\$4,000	Clear far bank of east swale	
6202	\$1,000	Sod/ground cover in yards, including 4647 and 4738	
6202	\$1,000	Plantings around Trees in common areas	
6202	\$1,000	Mulch around Clubhouse	
6202	\$500	Plant new tree at 4621	
6202	\$2,500	Other Landscape projects	
	<b>\$6,000</b>		
6204	\$4,000	clear far bank of east swale estimate	
6206	\$3,000	Trim Palm Trees	Estimate
6240	\$2,000	Grading behind 47	
6240	\$1,500	Grading behind 4710 - swale	
6240	\$3,000	Dredge/clear drain pipes	
	\$3,300	extra for unknowns	
	<b>\$9,800</b>		
Special Assessment		power wash privacy fencing	
????	\$8,800.00	power wash bldgs delayed for approx 2 years	
	<b>\$8,800.00</b>		

	\$500.00	mold remediation in ladies restroom	
6304	\$0.00	Repair cement curbing/curbs along street - will be fixed in 2025	
6304	\$500.00	clubhouse stucco repair around doors	
6304	\$3,500.00	power washing vinyl fence	
6304	\$8,000.00	regular expenses (per historical spend)	
	<b>\$12,500</b>		

#### **Paid from Reserves**

reserves	\$6,700.00	French doors for front of clubhouse - \$6146.40 from Reserves	
reserves?	\$1,000.00	concrete? Mailbox dirt area across from clubhouse	Tom research
reserves	\$2,500.00	clear area behind 4603 to gate - Zuma	ongoing
reserves	\$59,246.00	USA Quote fencing	
reserves	\$500.00	Tree Removals 4652 and 4650	
reserves	\$500.00	removal of the bottlebrush tree at 4604	
6204 chng to reserves	\$16,250.00	clear north 40 (clear 913 ft in preparation for 6ft chainlink fence)	Tom has quote from Zuma (Michael)
OR 6204 chng to reserves	\$10,000.00	clear north 40 (clear 913 ft in prep for 6 ft chainlink fence; pile	Tom has quote from Zuma (Michael)
clubhse repairs to Reserve	\$5,000.00	Bathroom Doors at Clubhouse	Tom research

#### **Not included in 2026 budget planning**

	\$1,000.00	Mosquito Management/bat houses	150 ea
		replace bushes at tennis fence	postpone
		dog park	research for future expense back acres
		new light fixtures for pole lights in front of units	Paula cmte to research for future expense

2025 Professional Fees Accounting: \$650 reserve study update.      \$750 Insurance Valuation update.    \$275 tax return