

DRAFT 2026 Budget

		2025	2026	
Line	Operating Expenses	Approved Budget	Proposed Budget	
	Administrative Expenses			
6102	Management Contract	\$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	
	Administrative Budget	\$27,267	\$33,694	
	Cost/Home/Month	\$32.46	\$40.11	increase \$7.65
	Insurance	2025 Budget	2026 Budget	
6150	Insurance Expenses	\$141,130	\$156,850	\$141,165 est plus finance fees, etc
	Insurance Budget	\$141,130	\$156,850	
	Cost/Home/Month	\$168.01	\$186.73	increase \$18.71
	Grounds Expenses	2025 Budget	2026 Budget	
6201	Grounds Maintenance Contract	\$69,000	\$69,000	
6202	Landscaping	\$5,500	\$10,000	see details
6204	Grnds Maint-Addtl 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 Contract	\$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
	Grounds Maintenance Budget	\$109,250	\$114,000	
	Cost/Home/Month	\$130.06	\$135.71	increase \$5.65

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

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

Special Assessment

Legal fees to rewrite COA Documents

\$8,700

Hurricane screens for clubhouse windows;
accordian shutters for clubhouse sliders

\$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	
	\$1,144		
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	
	\$6,700		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	
	\$6,000		
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	
	\$9,800		
Special Assessment		power wash privacy fencing	
????	\$8,800.00	power wash bldgs delayed for approx 2 years	
	\$8,800.00		

	\$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)	
	\$12,500		

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

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