

		2024	2024	2025	2025 Projected	2026 Approved	2026
		Budget	Actual	Budget	Actual	Budget	Per Unit/Per Quarter
Income							
5021	Clubhouse Rental	\$ -	\$ 500.00	\$ -	\$ 500.00		\$ -
5030	Application Fees	\$ -	\$ 3,960.00	\$ -	\$ 2,200.00		\$ -
5033	Association Dues	\$ 1,454,319.36	\$ 1,454,319.36	\$ 1,634,333.18	\$ 1,638,276.24	\$ 1,634,335.00	\$ 982.17
5036	Violation Fees	\$ -	\$ 850.00	\$ -	\$ -		\$ -
5040	Late Fees/Charges	\$ -	\$ 9,349.04	\$ -	\$ 7,239.42		\$ -
5050	NSF Fees	\$ 100.00	\$ 325.00	\$ -	\$ 105.00		\$ -
5180	Miscellaneous Income	\$ -	\$ -	\$ -	\$ 530.00		\$ -
5181	Legal Fee Reimbursement	\$ 1,500.00	\$ -	\$ -	\$ -		\$ -
5204	Reserve Revenue	\$ 176,400.00	\$ 176,400.64	\$ 212,700.00	\$ 212,700.00	\$ 212,700.00	\$ 127.82
5193	Gate Access Income	\$ 2,000.00	\$ 5,682.05	\$ -	\$ -		\$ -
5215	Capital Contributions Income	\$ 60,000.00	\$ 47,500.00	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 18.03
5415	Interest Income	\$ 200.00	\$ 71.13	\$ -	\$ 14.71		\$ -
Total Income		\$ 1,694,519.36	\$ 1,698,957.22	\$ 1,847,033.18	\$ 1,891,565.37	\$ 1,877,035.00	\$ 1,110.00
Expense							
6020	Electricity	\$ 81,000.00	\$ 85,154.05	\$ 98,000.00	\$ 81,468.64	\$ 85,000.00	\$ 51.08
6040	Water-Sewer	\$ 12,318.00	\$ 17,475.89	\$ 14,000.00	\$ 15,933.50	\$ 15,000.00	\$ 9.01
6050	Telephone	\$ 350.00	\$ -	\$ 150.00	\$ -		\$ -
6051	Internet/Cable Service	\$ 464,154.16	\$ 432,726.05	\$ 430,000.00	\$ 460,701.88	\$ 430,000.00	\$ 258.41
6171	Tree & Shrub Trimming	\$ 15,000.00	\$ 4,268.61	\$ 10,000.00	\$ 6,415.14	\$ 10,000.00	\$ 6.01
6177	Mulch/Pine Straw	\$ -	\$ 59,517.50	\$ 52,000.00	\$ 68,000.00	\$ 68,000.00	\$ 40.87
6193	Irrigation Repairs/Service	\$ 36,000.00	\$ 62,098.39	\$ 60,000.00	\$ 116,569.72	\$ 75,000.00	\$ 45.07
6199	Landscape Contract	\$ 493,000.00	\$ 469,873.21	\$ 475,000.00	\$ 462,868.40	\$ 443,000.00	\$ 266.23
6460	Grounds Maint.	\$ 8,000.00	\$ 24,039.12	\$ -	\$ -		\$ -
6205	Holiday Decorations	\$ 5,500.00	\$ 5,830.00	\$ 6,000.00	\$ 6,130.00	\$ 7,200.00	\$ 4.33
6331	HVAC Repair & Maint.	\$ -	\$ -	\$ -	\$ 1,627.18		\$ -
6337	Locks/Keys/Access Devices	\$ 1,000.00	\$ 72.31	\$ 600.00	\$ 131.34	\$ 1,000.00	\$ 0.60
6343	Building Maintenance	\$ -	\$ 325.47	\$ -	\$ 790.00		\$ -
6441	Fire Extinguisher Serv.	\$ 65.00	\$ 150.86	\$ -	\$ -		\$ -
6473	Janitorial Services	\$ 15,840.00	\$ 16,406.16	\$ 16,000.00	\$ 6,600.00	\$ 8,000.00	\$ 4.81
6474	Gate & Entry Maintenance	\$ 15,000.00	\$ 14,156.71	\$ 15,000.00	\$ 365.36	\$ 15,000.00	\$ 9.01
6488	Fitness Equipment Repair & Maint	\$ 1,600.00	\$ 1,554.68	\$ 1,600.00	\$ 2,005.10	\$ 2,500.00	\$ 1.50
6491	Maintenance Staff	\$ 40,320.00	\$ 41,790.00	\$ 15,000.00	\$ 16,800.00	\$ 20,000.00	\$ 12.02
6472	Lake Maintenance Expense	\$ 15,000.00	\$ 18,330.00	\$ 18,000.00	\$ 24,846.00	\$ 25,000.00	\$ 15.02
6130	Trash Removal	\$ -	\$ 252.12	\$ -	\$ 97.00		\$ -
6150	Exterminating	\$ 715.83	\$ 740.08	\$ 750.00	\$ 1,237.76	\$ 800.00	\$ 0.48
6250	Pool/Spa Maintenance	\$ 18,000.00	\$ 12,547.56	\$ 12,000.00	\$ 5,599.08	\$ 23,000.00	\$ 13.82
6251	Pool/Spa Repairs	\$ 8,000.00	\$ 5,056.80	\$ 4,100.00	\$ 43,659.64	\$ 8,000.00	\$ 4.81
6252	Pool Permit	\$ 875.35	\$ 875.35	\$ 900.00	\$ 1,750.00	\$ 900.00	\$ 0.54
6476	Fountain Maintenance	\$ 10,000.00	\$ 3,176.50	\$ 5,000.00	\$ 3,938.00	\$ 5,000.00	\$ 3.00
6410	Hurricane Expense	\$ -	\$ 5,260.98	\$ -	\$ -		\$ -
6247	Security Contract	\$ -	\$ 1,738.40	\$ -	\$ 21.20		\$ -
6248	Gate Access System Repairs & Maint	\$ -	\$ 4,193.83	\$ -	\$ 58,068.80	\$ 15,000.00	\$ 9.01
6262	Clubhouse Maintenance & Repairs	\$ 8,000.00	\$ 3,775.86	\$ 25,000.00	\$ 1,849.68	\$ 30,000.00	\$ 18.03
6263	Tennis Court Maintenance	\$ 500.00	\$ 3,340.00	\$ 600.00	\$ -		\$ -
6265	Social Activities	\$ 6,000.00	\$ 3,378.36	\$ -	\$ 2,909.70	\$ 6,000.00	\$ 3.61
6284	Clubhouse AC Maintenance & Repairs	\$ -	\$ 2,053.72	\$ -	\$ 1,271.38		\$ -
6610	Property Management Fees	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 18.03

6616	Postage	\$ 200.00	\$ -	\$ -	\$ -		\$ -
6624	Printing Expense	\$ 4,000.00	\$ 1,742.07	\$ -	\$ 1,408.40		\$ -
6630	Accounting/Tax Prep	\$ 5,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,335.00	\$ 5,000.00	\$ 3.00
6650	Legal Fees	\$ 10,000.00	\$ 7,845.75	\$ 10,000.00	\$ 3,653.25	\$ 15,000.00	\$ 9.01
6874	Licenses/Fees	\$ 500.00	\$ 61.25	\$ 250.00	\$ 122.50	\$ 250.00	\$ 0.15
7023	Website Development/Hosting	\$ 1,000.00	\$ 1,139.52	\$ 1,500.00	\$ 5,100.00	\$ 1,500.00	\$ 0.90
7160	Office Supplies	\$ 5,000.00	\$ 10,183.95	\$ 10,000.00	\$ 9,271.46		\$ -
6682	Contingency	\$ -	\$ -	\$ 106,883.18	\$ -	\$ 101,735.00	\$ 61.14
7166	Office Expenses	\$ -	\$ 950.95	\$ -	\$ 1,008.00	\$ 15,000.00	\$ 9.01
7024	Beneficial Ownership (Fincen)	\$ -	\$ 425.00	\$ 1,000.00	\$ -		\$ -
7010	Payroll Expense	\$ 140,000.00	\$ 134,528.16	\$ 150,000.00	\$ 87,585.22	\$ 130,000.00	\$ 78.13
6141	Staff Recruiting	\$ -	\$ -	\$ -	\$ 2,009.38		\$ -
6818	Flood Insurance	\$ 1,884.00	\$ 1,900.98	\$ -	\$ 2,075.04		\$ -
6819	Property Insurance	\$ 56,184.00	\$ 50,425.48	\$ 60,000.00	\$ 63,467.00	\$ 72,450.00	\$ 43.54
6603	Collection Agency Expense	\$ 500.00	\$ -	\$ -	\$ -		\$ -
6520	Miscellaneous Expenses	\$ 7,110.00	\$ 1,538.04	\$ -	\$ -		\$ -
9003	Reserve Expense	\$ 176,400.00	\$ 176,400.00	\$ 212,700.00	\$ 212,700.00	\$ 212,700.00	\$ 127.82
Total Expense		\$ 1,694,516.34	\$ 1,722,299.72	\$ 1,847,033.18	\$ 1,814,389.75	\$ 1,877,035.00	\$ 1,110.00
Surplus/Deficit		\$ 3.02	\$ (23,342.50)	\$ -	\$ 77,175.62	\$ -	\$ (0.00)
Estimated Budget Requires the following assessments for individual units:							
Total Assessments		Share	Annually	Quarterly			
\$ 1,847,035.00		1/416th	\$ 4,439.99	\$ 1,110.00			
PROPOSED RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE							
		ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	REMAINING	FUNDING
		LIFE	COST TO	REMAINING	BALANCE	UNFUNDED	REQUIRED
	ASSET	WHEN NEW	REPLACE	LIFE AS OF 2026	AS OF 12/31/2025	BALANCE	IN 2026
4448	Reserves - Pooled				\$558,454.54		\$0.00
4533	Reserves - Mechanical & Electrical				\$137.14		\$0.00
4534	Reserves - Misc. Building Components				\$155,799.34		\$0.00
4535	Reserves - Misc. Site Improvements				\$93,680.06		\$0.00
4536	Reserves - Furniture, Fixtures & Equipment				\$20,951.10		\$0.00
	TOTAL		\$0.00		\$829,022.18	\$0.00	\$0.00
DEDUCTIBLE DISCLOSURE – In the event of disaster, estimated owners responsibility after insurance.							
The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a meeting of the board.							
Assessment Authority – Special Assessment							
	Total property values	Wind Deductible-5%	Other Perils Deduct	Available Reserves	Estimated Cost / Unit		
	\$1,543,458.00	\$77,173	\$5,000	\$0	\$186		

11/4/2025