

The Ranch at Orange Blossom Master, Inc.

2026 Proposed Annual Budget

	2025	2026
Income		
Income		
40005 - Fairmont - Assessment	242,418.88	299,866.78
40010 - Estates - Assessment	741,165.92	916,805.80
40015 - Groves - Assessment	120,667.17	134,564.25
40020 - Townhomes - Assessment	262,289.28	324,446.02
40100 - Reserve Assessments	216,940.00	242,000.00
Total Income	1,583,481.25	1,917,682.85
Total Income	1,583,481.25	1,917,682.85
Expense		
Administrative - Common		
50005 - Payroll	-	130,808.00
51005 - Accounting Fees	8,000.00	15,000.00
51025 - Annual Report	61.25	81.25
51030 - Bad Debt	20,000.00	40,000.00
51045 - Copies & Printing	11,250.00	14,000.00
51070 - Legal - Developer	30,000.00	30,000.00
51075 - Legal Fees - Collections	15,000.00	5,000.00
51080 - Legal Fees - General	10,000.00	10,000.00
51085 - Licenses & Permits	1,750.00	1,750.00
51115 - Office Supplies	2,000.00	5,800.00
51120 - Postage, Mail & Invoice Processing	5,730.00	10,000.00
51150 - Website & Technology	6,600.00	6,600.00
Total Administrative - Common	110,391.25	269,039.25
Contracted - Common		
51100 - Management Fees	79,200.00	83,009.00
52065 - MyQ App	30,000.00	20,000.00
53006 - Aquatic Monitoring	3,900.00	4,500.00
53010 - Hoover Pump Maintenance	6,000.00	6,000.00
53070 - Lake Maintenance	67,000.00	27,000.00
53090 - Rust Control Contract	19,500.00	19,500.00
54010 - Access Control/Patrol	33,500.00	75,000.00
56000 - Landscape Contract	150,000.00	150,000.00
Total Contracted - Common	389,100.00	385,009.00
Maintenance - Common		
52075 - Holiday Decorations	7,000.00	7,000.00
52105 - Social Committee	-	3,300.00
53095 - Entry/General Maint/Repairs	30,000.00	20,000.00
53125 - Pressure Washing	10,000.00	10,000.00
53155 - Sign Maintenance	2,500.00	14,000.00
54015 - Second Gate	10,000.00	4,000.00
56020 - Irrigation Repairs	24,000.00	91,000.00
56030 - Mulch/Pine Straw	14,000.00	28,500.00
56040 - Annual Flowers	6,000.00	6,000.00
56045 - Tree Trimming & Removal	50,000.00	40,000.00
56055 - Sod & Plant Replacement	20,000.00	20,000.00

56080 - Grounds Maintenance & Repairs	15,000.00	42,000.00
Total Maintenance - Common	188,500.00	285,800.00
Insurance - Common		
55025 - Property & Liability	10,000.00	15,200.66
Total Insurance - Common	10,000.00	15,200.66
Utilities - Common		
57015 - Electricity - Hawthorne Mailbox	400.00	400.00
57025 - Electricity - Parson Mailbox	400.00	400.00
57030 - Electricity - Gates	1,200.00	900.00
57035 - Electricity - Irrigation	56,000.00	52,000.00
57040 - Electricity - Blossom	400.00	400.00
57050 - Electricity - Street Lights	120,000.00	120,000.00
57055 - Electricity - Wells	400.00	400.00
Total Utilities - Common	178,800.00	174,500.00
Contracted - Amenity/Pool/Gym		
52010 - Access Control Patrol Clubhouse	79,500.00	160,000.00
52085 - Janitorial	60,000.00	64,732.20
52100 - Pest Control	2,170.00	2,170.00
52195 - Pool Service Contract	51,000.00	51,000.00
53045 - Fire Alarm Monitoring	1,500.00	1,500.00
Total Contracted - Amenity/Pool/Gym	194,170.00	279,402.20
Maintenance - Amenity/Pool/Gym		
52020 - Building Maintenance	15,640.00	15,640.00
52030 - Clubhouse Supplies	10,000.00	10,000.00
52040 - Tennis/Basketball Court	6,000.00	6,000.00
52060 - Fitness Equipment Maintenance	7,000.00	7,000.00
52120 - Pressure Washing	5,000.00	-
52190 - Pool Repairs & Maintenance	20,000.00	20,000.00
52215 - Contingency	50,000.00	25,000.00
53020 - Exterior Maintenance	7,000.00	7,000.00
56015 - Plant Replacement - Clubhouse	8,000.00	8,000.00
56044 - Mulch - Clubhouse	10,860.00	10,860.00
Total Maintenance - Amenity/Pool/Gym	139,500.00	109,500.00
Insurance - Amenity/Pool/Gym		
55030 - Insurance - Clubhouse	71,000.00	72,151.74
Total Insurance - Amenity/Pool/Gym	71,000.00	72,151.74
Utilities - Amenity/Pool/Gym		
57020 - Electricity - Clubhouse	40,000.00	40,000.00
57075 - Telephone	19,380.00	19,380.00
57085 - Waste Removal	4,100.00	4,100.00
57100 - Water & Sewer	21,600.00	21,600.00
Total Utilities - Amenity/Pool/Gym	85,080.00	85,080.00
Reserve Expense		
92100 - Reserves	216,940.00	242,000.00
Total Reserve Expense	216,940.00	242,000.00
Total Expense	1,583,481.25	1,917,682.85

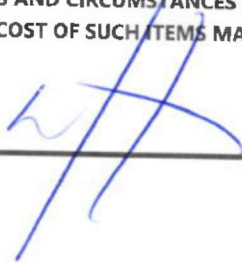
Quarterly Assessment**Per Home, Total Homes 1664**

	2025	2026
Estates - Per Home, Total Homes is 746	\$290.85	\$358.54
Fairmont - Per Home, Total Homes is 244	\$265.72	\$321.41
Groves - Per Home, Total Homes is 410	\$90.92	\$94.82
Townhomes Phase I - Per Home, Total Homes is 116	\$290.85	\$358.54
Townhomes Phase II - Per Home, Total Homes is 148	\$290.85	\$358.54

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 UNDER 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.

THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION.
ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

Board Approval Signature/ Date:



10-21-2025