The Villages at Emerald Lakes One Condominium Association, Inc.
2026 APPROVED BUDGET
For the Period January 1, 2026 through December 31, 2026
80 Units

	APPROVED 2025 BUDGET	ACTUAL through AUGUST	PROJECTED ADDITIONAL Sept. - Dec.	PROJECTED Year End Total	APPROVED 2026 BUDGET
INCOME:					
4000 Maintenance Fees	401,975.00	267,983.00	133,992.00	401,975.00	401,671.00
4001 Reserve Fees	42,825.00	28,550.00	14,275.00	42,825.00	49,529.00
4007 Application Fees	1,000.00	1,850.00	350.00	2,200.00	1,500.00
4008 Background Check Fees	400.00	630.00	205.00	835.00	600.00
4009 Late Fees	-	200.00	95.00	295.00	-
4010 Interest/Finance Charge		616.75	285.00	901.75	
4029 Operating Earned Interest	-	15.10	6.00	21.10	-
Total Income	**$ 446,200.00**	**$ 299,844.85**	**$ 149,208.00**	**$ 449,052.85**	**$ 453,300.00**
OPERATING EXPENSES:					
Building Maintenance					
5000 Building Maintenance	10,000.00	23,898.65	4,525.00	28,423.65	15,000.00
5002 Janitorial Service	14,000.00	8,900.00	4,450.00	13,350.00	14,100.00
5025 Building Pest Control	7,272.00	6,310.00	1,212.00	7,522.00	7,900.00
Total Building Maintenance	**$ 31,272.00**	**$ 39,108.65**	**$ 10,187.00**	**$ 49,295.65**	**$ 37,000.00**
Master Association Fees					
5200 Master Association Fees	99,437.00	66,291.00	33,146.00	99,437.00	100,109.00
Total Master Association Fees	**$ 99,437.00**	**$ 66,291.00**	**$ 33,146.00**	**$ 99,437.00**	**$ 100,109.00**
Grounds Maintenance					
6016 Ground Improvements	2,000.00	1,500.00	325.00	1,825.00	4,000.00
6017 Ground/Lawn Maintenance	20,160.00	13,440.00	6,720.00	20,160.00	20,800.00
6021 Irrigation Maintenance	500.00	2,409.76	1,120.00	3,529.76	3,500.00
6031 Flowers/Shrubs/Mulch	1,000.00	-	425.00	425.00	4,000.00
6044 Tree Trimming	6,000.00	4,868.00	1,500.00	6,368.00	6,500.00
Total Grounds Maintenance	**$ 29,660.00**	**$ 22,217.76**	**$ 10,090.00**	**$ 32,307.76**	**$ 38,800.00**
Utilities					
6304 Electric	3,800.00	2,809.62	1,440.00	4,249.62	4,600.00
6318 Water & Sewer	48,000.00	34,626.46	17,035.00	51,661.46	56,500.00
6320 EV1 Portion Common Electric	1,800.00	594.35	641.00	1,235.35	1,600.00
6322 EV1 Portion Common Irrigation	500.00	-	325.00	325.00	500.00
6324 EV1 Portion Common Trash	24,000.00	15,559.57	7,780.00	23,339.57	25,000.00
Total Utilities	**$ 78,100.00**	**$ 53,590.00**	**$ 27,221.00**	**$ 80,811.00**	**$ 88,200.00**
Insurance					
6500 Insurance Expense	135,000.00	72,722.22	33,792.00	106,514.22	101,000.00
Total Insurance	**$ 135,000.00**	**$ 72,722.22**	**$ 33,792.00**	**$ 106,514.22**	**$ 101,000.00**
Administration					
7001 Management Fees	23,580.00	15,550.00	7,860.00	23,410.00	24,756.00
7003 Office Expense	1,900.00	1,607.46	750.00	2,357.46	2,400.00
7006 Accounting - tax prep/Audut	350.00	350.00	-	350.00	6,350.00
7008 Annual Corp. Report	62.00	62.25	-	62.25	62.00
7009 Division Fee	320.00	320.00	-	320.00	320.00
7013 Background Checks	400.00	-	-	-	-
7015 Contingency	2,794.00	-		-	4,274.00
7019 Legal/Professional Fees	500.00	-	-	-	500.00
Total Administration	**$ 29,906.00**	**$ 17,889.71**	**$ 8,610.00**	**$ 26,499.71**	**$ 38,662.00**
TOTAL EXPENSES	**$ 403,375.00**	**$ 271,819.34**	**$ 123,046.00**	**$ 394,865.34**	**$ 403,771.00**
Reserves					
Transfer to Reserves	42,825.00	28,550.00	14,275.00	42,825.00	49,529.00
Total Reserves	**$ 42,825.00**	**$ 28,550.00**	**$ 14,275.00**	**$ 42,825.00**	**$ 49,529.00**
TOTAL EXPENSES & RESERVES	**$ 446,200.00**	**$ 300,369.34**	**$ 137,321.00**	**$ 437,690.34**	**$ 453,300.00**

Per Unit	2025 QTR	2026 QTR
Maintenance Fees	1,390.00	1,410.00

The Villages at Emerald Lakes One Condominium Association, Inc.

Schedule of Reserves for Capital Expenditures and Deferred Maintenance
For the Period: January 1, 2026 - December 31, 2026

Component	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	Estimated Fund Balance at 12/31/25	**Required Annual Funding**
Roof	25	9	450,000.00	183,946.89	29,561.46
Paint	7	4	80,000.00	31,733.73	12,066.57
Paving	20	1	44,000.00	36,099.72	7,900.28
Defferred Maintenance				5,000.00	
		Totals	**$574,000.00**	**$256,780.34**	**$ 49,528.30**