

2026 "PROPOSED" Operating Budget
January 1, 2026 through December 31, 2026

Income

A/C#	Description	Year End 2024	Budget 2024	September 2025	Projected Y/E 2025	Budget 2025	Budget 2026
40100	Maintenance Fees	\$687,896.01	687,896	\$502,992.00	\$ 670,656	\$ 670,656	727,838
40800	Guest Suite Fees	\$11,100.00	8,000	\$7,050.00	\$ 9,000	\$ 8,000	8,000
48000	Interest Income	\$7,324.63	100	\$5,313.51	\$ 7,000	\$ 100	100
49100	Other Income	\$636.57	100	\$28.76	\$ 30	\$ 100	100
	Reserve Income From Quarterly Fees	\$288,541.92	288,542	\$239,237.01	\$ 378,169	\$ 378,169	389,514
	Reserve Interest Income	\$48,927.21		\$36,834.56	\$ 44,465		
	Total Income	\$1,044,426.34	984,638	\$791,455.84	\$ 1,109,320	\$ 1,057,025	1,125,552

Expense

A/C#	Description	Year End 2024	Budget 2024	September 2025	Projected Y/E 2025	Budget 2025	Budget 2026
60500	Audit and Tax Prep	\$675.00	650	\$1,016.00	\$ 2,390	\$ 2,390	800
61500	Fees to Division	\$96.00	96	\$0.00	\$ 96	\$ 96	96
63500	Fees Due & Licenses	\$1,391.85	1,100	\$1,036.25	\$ 1,300	\$ 1,300	1,400
64700	Worker's Comp Insurance	\$4,820.00	3,750	\$3,071.00	\$ 4,600	\$ 4,200	4,800
66000	Legal Fees	\$175.00	2,000	\$5,816.15	\$ 10,000	\$ 2,000	15,000
67000	Management Fees	\$12,400.00	14,000	\$9,924.00	\$ 13,000	\$ 14,000	14,500
67500	Office Supplies,Postage and Printing	\$2,280.30	1,800	\$1,412.84	\$ 2,000	\$ 1,800	2,200
67800	Payroll Taxes	\$13,118.58	13,450	\$10,303.29	\$ 14,000	\$ 13,900	14,500
68800	Professional Fees (appraisal update)	\$1,200.00	1,200	\$0.00	\$ -	\$ 600	800
	Structural Integrity Reserve Study (SIRS)	\$6,000.00	6,000		\$ -	\$ -	
73700	Social Committee Expense	\$0.00	1,500	\$1,525.00	\$ 1,525	\$ 1,500	2,500
74500	Taxes- Income	\$13,215.41	300	\$16,438.77	\$ 16,600	\$ 9,000	17,500
73500	Salaries & Wages	\$168,259.85	168,100	\$130,313.51	\$ 173,800	\$ 174,000	179,220
62000	Depreciation Expense	\$1,606.00	0	\$0.00	\$ -		
62500	Elevator Service Contract	\$26,507.00	27,560	\$20,328.00	\$ 27,104	\$ 26,160	27,207
63000	Eqpmt Service Contracts	\$6,259.58	11,000	\$5,470.38	\$ 11,000	\$ 12,300	12,425
64000	Fire Alarm Test, Monitor	\$2,089.51	2,200	\$2,182.71	\$ 2,200	\$ 2,500	3,000
64200	Generator Fuel	\$0.00	1,000		\$ 2,000	\$ 1,000	1,000
64300	Guest Suite Expenses	\$51.09	500	\$21.82	\$ 200	\$ 500	200
65000	Landscape Maintenance Contract	\$14,204.00	14,500	\$10,980.00	\$ 14,640	\$ 14,500	15,600
65500	Landscape New Plants	\$4,306.28	8,000	\$5,523.84	\$ 8,000	\$ 8,000	8,000
68000	Pest Control	\$3,072.00	3,000	\$2,373.12	\$ 3,164	\$ 3,000	3,100
68500	Pool/Spa/Fountain Contract	\$8,175.00	8,100	\$5,850.00	\$ 7,800	\$ 8,100	8,200
69000	Repairs & Replacements	\$75,501.03	55,000	\$11,012.86	\$ 25,000	\$ 25,000	40,000
69500	Repair & Maintenance- Elevator	\$400.00	900	\$6,245.00	\$ 6,200	\$ 1,200	1,200
70000	Repairs & Maintenance- Interior Plants	\$0.00	250	\$0.00	\$ -	\$ 250	250
70200	Repair & Maintenance- Pool/Spa/Fountain	\$3,129.77	2,000	\$1,151.08	\$ 2,000	\$ 2,000	1,000
70300	Repairs & Maintenance- Fire Alarm	\$379.18	3,000	\$1,685.61	\$ 1,500	\$ 3,000	3,000
70500	Repair & Maintenance- Landscape Other	\$3,940.00	4,000	\$1,882.00	\$ 4,000	\$ 4,000	4,000
71500	Repair & Maintenance- Stormwater	\$495.00	150	\$0.00	\$ 495	\$ 500	500
72000	Repair & Maintenance- Window Cleaning	\$4,725.00	4,460	\$5,520.00	\$ 7,360	\$ 5,660	7,600
74000	Supplies- Cleaning	\$1,348.67	1,600	\$832.61	\$ 1,500	\$ 1,600	1,600
74200	Supplies- Maintenance	\$2,768.19	5,000	\$3,154.44	\$ 4,000	\$ 5,000	5,000
67600	Miscellaneous Expense	\$0.00	1,000	\$1,009.17	\$ 1,010	\$ 1,000	1,000
64500	Insurance	\$171,349.00	200,000	\$141,084.00	\$ 187,300	\$ 200,000	205,000
75000	Telephone	\$8,859.56	11,800	\$7,155.65	\$ 8,558	\$ 9,000	9,000
77000	Utilities- Cable TV	\$23,572.85	22,500	\$19,145.71	\$ 25,580	\$ 25,000	27,540
77500	Utilities- Electric	\$35,283.94	42,000	\$26,419.98	\$ 36,000	\$ 42,000	42,000
78000	Utilities- Gas	\$7,288.57	8,000	\$6,655.93	\$ 8,500	\$ 8,000	8,200
79000	Utilities- Water/Sewer/Garbage	\$44,728.58	44,000	\$33,375.06	\$ 44,500	\$ 44,000	46,000
79500	Utilities- Trash/Cardboard	\$738.36	630	\$589.58	\$ 860	\$ 800	1,100
	OPERATING EXPENSES	\$674,410.15	696,096	\$500,505.36	\$ 679,782	\$ 678,856	736,038
Reserves							
	Amount Funded to Reserves	\$337,469.13	288,542	\$276,071.57	\$ 422,634	\$ 378,169	389,514
	Total Expense	\$1,011,879.28	984,638	\$776,576.93	\$ 1,102,416	\$ 1,057,025	1,125,552
	Projected Y/E Income / (loss)	\$32,547.06	0	\$14,878.91	\$ 6,904	\$ -	0