

DRAFT 2026 BUDGET

| DRAFT 2026 BUDGET | | | Jan-Sept Actual Oct- Dec budget | 2025 amts minus budgeted amount | 2025 actual + 3% | DRAFT 2026 Budget | per month' | | |
|--|-------------|----------|---------------------------------------|--|---------------------|-------------------------|---------------------------------|---------------------------------------|------------------|
| Title | 2025 Budget | | | | | | | per property | |
| Unrestricted Maintenance Reserve | 11,000 | | | | 11,330 | 11,000 | | 10,000.00 | 6.31 lot-quarter |
| Unrestricted Capital Equipment Reserve | 11,000 | | | | 11,330 | 10,000 | | 10,000.00 | 25.25 lot -year |
| Unrestricted Insurance Reserve | 40,000 | | | | 41,200 | 40,000 | | | |
| Unrestricted Recreation Reserve | 11,000 | | | | 11,330 | 10,000 | | | |
| Unrestricted Road Reserve | 13,400 | | | | 13,802 | 15,000 | | | |
| Improvements-patio cover | 15,000 | | | | | | 11,400 | Take out of existing: | |
| additional storage | 17,000 | | | | | | 8,000 | equipment/improvements reserve | |
| paint club house | 10,000 | | | | | | 1,200 | equipment/improvements reserve | |
| pickle ball court | | | | | | | 16,000 | maintenance reserve | |
| dock repair | | | | | | | 1,400 | recreation reserve | |
| 2 used treadmills | | | | | | | 3,000 | maintenance reserve | |
| new air conditioner-club house | | | | | | | 20,000 | equipment reserve | |
| trimmer/blower/various tools | | | | | | | 1,700 | equipment reserve | |
| New well for gate house / entry | | | | | | 6,000 | 62,700 | | |
| Kubota Credit Corp-Tractor | 6,209 | | | | 6,209 | 6,209 | | | |
| Total Unrestricted Reserves | 134,609 | | | | | 98,209 | 8,184 | | |
| Advertising | 8540 | 200 | 50 | (150) | 52 | 50 | | | |
| Bad Check Expense | 8550 | - | - | - | - | - | | | |
| Bank Service Charges | 8600 | 14 | 71 | 57 | 73 | 75 | | | |
| Contract Labor-Bath House Cleaning | 8740 | 19,400 | 21,675 | 2,275 | 22,325 | 22,325 | | | |
| Dues & Subscriptions | 8800 | 555 | 518 | (37) | 533 | 535 | | | |
| Electric | 8830 | 44,500 | 43,923 | (577) | 45,240 | 46,000 | | | |
| Meals - Water for Workers | 8840 | 1,030 | 1,195 | 165 | 1,231 | 1,300 | | | |
| Equipment Rental | 8860 | 7,500 | 7,491 | (9) | 7,716 | 8,000 | | | |
| Sanitation | 8880 | 5,500 | 3,928 | (1,572) | 4,046 | 1,000 | | | |
| Fuel | 8890 | 5,200 | 5,859 | 659 | 6,035 | 6,000 | | | |
| Insurance (due nov) | 9040 | 45,000 | 19,258 | (25,742) | 26,961 | 61,125 | 25% increase Nov renewals | | |
| Insurance - Worker Comp | 4,366 | | 6,198 | 1,832 | 6,384 | 5,000 | | | |
| Interest Expense | 9030 | - | 40 | 40 | 41 | 40 | | | |
| Internet Expense | 9080 | 4,061 | 6,444 | 2,383 | 6,638 | 7,000 | | | |
| Landscaping/Lawn | 9060 | 15,000 | 16,806 | 1,806 | 17,310 | 15,000 | | Increase for beautification shoreline | |
| Licenses, Permits, Lease | 9100 | 7,500 | 7,331 | (169) | 7,551 | 7,600 | | | |
| Legal | 9130 | 6,000 | 5,063 | (938) | 5,214 | 6,000 | | | |
| Miscellaneous | 9160 | 178 | 45 | (134) | 46 | 50 | | | |
| Office Supplies | 9180 | 5,213 | 3,014 | (2,199) | 3,105 | 3,100 | | | |
| Pool Maintenance & Supplies | 9190 | 12,160 | 14,814 | 2,654 | 15,259 | 15,000 | | | |
| Payroll Fees | 9195 | | 1,420 | | | 2,200 | | | |
| Payroll Tax Expense | 9200 | | 13,288 | | | 19,500 | | | |
| Laundry Room Expense | 9210 | 1,250 | 1,392 | 142 | 1,434 | 2,000 | | | |
| Postage | 9220 | 2,047 | 1,540 | (507) | 1,586 | 2,200 | | | |
| Penalties & Fines | 9240 | | 2,693 | | | | | | |
| Professional fees/Accounting | 9260 | 13,600 | 13,765 | 165 | 14,178 | 16,000 | accg/tax services | | |
| Taxes-FL DOR | 9270 | | 982 | | | | | | |
| Repairs & Maintenance-General | 9300 | 27,000 | 56,671 | 29,671 | 58,371 | 27,000 | | | |
| R & M-Small Equipment | 9301 | 13,600 | 6,401 | (7,199) | 6,593 | 8,000 | | | |
| R & M-Electric/Plumbing | 9302 | 3,000 | 1,209 | (1,791) | 1,246 | 1,200 | | | |
| R & M-Air Conditioning | 9303 | 2,500 | 805 | (1,695) | 830 | 2,500 | | | |
| R & M-Pool Heater/Filter | 9304 | 2,500 | 625 | (1,875) | 644 | 1,500 | | | |
| Salaries & Wages | 9320 | 265,000 | 224,851 | (40,149) | 231,597 | 247,000 | | | |
| Sales Tax | 9350 | 8,000 | 7,210 | (790) | 7,426 | 9,000 | | | |
| Surveillance Expense | 9360 | 9,300 | 4,179 | (5,121) | 4,304 | 4,500 | | | |
| Seminars & Training | 9370 | 105 | 26 | (79) | 27 | 400 | | | |
| Supplies | 9380 | 9,218 | 8,352 | (866) | 8,602 | 8,600 | | | |
| Telephone | 9410 | 5,000 | 2,260 | (2,740) | 2,327 | 4,000 | | | |
| Tool Expense | 9430 | | 279 | | | 500 | | | |
| Uniform Expense | 9440 | 1,500 | 1,192 | (308) | 1,228 | 1,000 | | | |
| Water & Sewer | 9460 | 21,158 | 22,872 | 1,714 | 23,558 | 24,000 | | | |
| Federal Income Tax | 9600 | 16,000 | 18,960 | 2,960 | 19,529 | 28,500 | investment income has increased | | |
| Total Expenses | 584,155 | | 554,693 | (29,462) | 559,237 | 614,800 | | | |
| Laundry Income | 6030 | (18,000) | (15,767) | 2,233 | (16,240) | (15,000) | | | |
| Late Fee Income | 6050 | | (1,064) | (1,064) | (1,096) | - | | | |
| Storage Lot Income | 6060 | (45,000) | (39,913) | 5,087 | (41,110) | (43,000) | | | |
| Estoppel Fees | 6070 | | (1,600) | (1,600) | | | | | |
| Special Assessment - Road | 6080 | | (224,035) | | | | | | |
| Special Assessment - Road | | | 224,305 | | | | | | |
| Interest Income | 9570 | (12,000) | (17,494) | (5,494) | (18,018) | (12,000) | | | |
| Donations/Miscellaneous Income | 9580 | - | (2,408) | (2,408) | (2,481) | - | | | |
| Total Other Income | (75,000) | | (77,977) | (2,977) | (78,946) | (70,000) | | | |
| EXPENSE BUDGET | 509,155 | | 476,716 | (32,439) | 480,291 | 544,800 | | | |
| Total Expense + Unrestricted | 643,764 | | | | | 643,009 | | | |
| per lot annually | 1,622 | | | | | 1,620 | | | |
| per lot quarterly | 405 | | | | | 405 | | | |