

2026 PROJECTED OPERATING BUDGET

updated May 2026

REVENUES

Common Area Assessments	550,000
Water Usage Assessments	64,000
Late Fee Assessments	<u>1,000</u>
TOTAL REVENUES	615,000

EXPENSES

Ordinary Repairs & Maintenance ¹	50,000
Utilities ²	115,000
Security ³	55,000
Salaries, Taxes & Benefits ⁴	340,000
Professional Fees ⁵	25,000
Office, Administrative & Other ⁶	<u>30,000</u>
TOTAL EXPENSES	615,000

PROJECTED (DEFICIT) SURPLUS	<u><u>-</u></u>
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Includes but not limited to:

¹ *gators, pool & landscaping, exterminator, trash & debris removal*

² *cable, internet, common area water & electric, water & sewer lines*

³ *security guard, security cameras & lighting*

⁴ *general manager, business manager and landscape specialist*

⁵ *legal, audit & semi-annual cash review fees*

⁶ *office supplies, tools & materials, annual meeting, property taxes, work truck*

Unit Assessments	2 BR	3 BR	Assessment Year
Common Area	739.00	864.00	06/2026 – 05/2027
Capital Repair	175.00	210.00	06/2026 – 05/2027
Insurance	<u>530.00</u>	<u>614.00</u>	06/2026 – 05/2027
	\$1,444.00	\$1,688.00	

2026 PROJECTED CAPITAL REPAIR BUDGET

provision for major repairs & replacements in lieu of special assessments

updated May 2026

CAPITAL REPAIR FUND REVENUE

Previous Years' Surplus	101,535
2025 Assessments Received	130,465
2026 Projected Assessments Received	131,000
TOTAL REVENUE	363,000

EXPENSES

2025 Completed Repairs	143,545
2026 Projected Repairs	215,000
TOTAL EXPENSES	358,545

PROJECTED (DEFICIT) SURPLUS 4,455

2025 Summary

Weatherly & Vigilant Exterior Painting	60,000
Unit Gallery Railings & Gallery Painting	48,880
West Pool Railing, Bridge & Stairs	25,000
Exterior Wall Masonry Repairs	6,500
Road Repairs	3,165
	143,545

2026 Projected Repairs & Maintenance*

Unit Gallery Railings	40,000
East & West Pool Recoating & East Pool Railing	95,000
Freedom & Courageous Exterior Painting	60,000
East Security Cameras	20,000
	215,000

2027 & Beyond Repairs & Maintenance*

Unit Gallery Railings Continued	50,000
Roof Recoating & Painting	200,000

**All estimates subject to change until contract is signed or materials are priced at the time of project*

2026-2027 STORM & INSURANCE BUDGET

updated May 2026

INSURANCE ASSESSMENT REVENUE	395,000
EXPENSES	
<i>Insurance Premiums</i>	
Business Automobile	1,550
Directors & Officers Liability	7,960
Fidelity & Fiduciary	650
General Liability	18,100
Property	329,500
<i>Insurance Premiums Subtotal</i>	<u>357,760</u>
<i>Storm Expenses</i>	
Generator Fuel, Repair & Maintenance	25,000
Storm Water Damage	10,000
<i>Storm Expenses Subtotal</i>	<u>35,000</u>
TOTAL EXPENSES	392,760
PROJECTED (DEFICIT) SURPLUS	2,240

2025-2026 Summary	
REVENUE RECEIVED	
Assessment Revenue	403,643
Dividends & Interest	16,417
TOTAL REVENUE RECEIVED	<u>420,060</u>
EXPENSES PAID	
<i>Insurance Premiums</i>	
Business Automobile	1,543
Directors & Officers Liability	7,581
Fidelity & Fiduciary	649
General Liability	20,081
Property	368,010
<i>Insurance Premiums Subtotal</i>	<u>397,864</u>
<i>Storm Expenses</i>	
Generator Fuel, Repair & Maintenance	16,553
Storm Water Damage	11,100
<i>Storm Expenses Subtotal</i>	<u>27,653</u>
TOTAL EXPENSES PAID	425,517
2025 (DEFICIT) SURPLUS	(5,457)