Revised Approved 2026 BUDGET

I. GENERAL ACCOUNT

1. BUDGETED INCOME				
A. Account Balance, 1/1/2026		32,818.38		Checkbook balance as of 1/1/2026
B. Estimated from Maintenance Fees				Per the Articles of Incorporation - from yearly maintenace fee of $100.00, $60.00 per lot goes to **reserve account** for road/drains
Occupied Lots		3,880.00		100.00 - 60.00 = 40.00 x 97 lots =3,880.00
Vacant Lots		84.00		68.00 - 40.00 = 28.00 x 3 = 84.00
Less 15%not paying		-595.00		3,880.00 x 15% = 582.00
TOTAL INCOME		**36,187.38**		
2. BUDGETED EXPENSES	**2025**	**2026**		
	ACTUAL	**BUDGET**		
A. Attorney Fees:	0.00	4,000.00		
B. Insurance (required by Florida law)	6,509.24	6,550.00		
C. Lawn Maintenance	3,775.00	4,500.00		
D. Electricity for Entrance	515.80	550.00		
E. Office Supplies	678.35	500.00		
F. Postage	578.62	800.00		
G.Website	477.75	120.00		
H. Association Cell Phone	335.85	400.00		
I. Annual Corp Report Fee	122.25	61.25		Report filed 2Xs due to board member resignation
J. Federal Income Tax Filing	150.00	150.00		
K. Pothole Repairs	10.76	150.00		
	13,153.62	**17,781.25**		
3. SUMMARY				
A. Budgeted Income		36,187.38		From 1. **TOTAL INCOME** (above)
B. Less Budgeted Expenses		17,781.25		From 2. **TOTAL EXPENSES** (above)
TOTAL		**18,406.13**		
4. ASSESSMENT				
Assessment per lot		0.00		**Possible assessment at later date**

II. MAINTENANCE FEES TO RESERVE ACCT. (Roads, Drainage)

A. General Account				
All Lots		6,000.00		60.00 x 100 = 6,000.00
Less 15% not paying		-900.00		6,000.00 x 15% = 900.00
B. Estimated from Maintenance Fees		5,100.00		

III. RESERVE ACCT. (Road Paving Charges)

A. 2021 - 2022		41,147.76		actual amount
B. 2022 - 2023		36,855.09		actual amount
C. 2023 - 2024		35,552.86		actual amount
D. 2024 - 2025		**40,443.00**		415.80 x 100 lots = 41,580.00 (less 15% not paying) = 6,237.00 = 35,343.00 + 5,100.00 from Maintenance Fees
E. 2025-2026				
TOTAL		**153,998.71**		