

A	B	C	D	E	F	G	H
1	2026 APPROVED Budget, "Operating & Reserves"						
2		2025 Approved (Full Fund)	2025 Actual (thru Oct 31)	2025 Est. Actual (thru Dec 31)	2025 Diff (Budget vs Actual)	2026 Approved (Full Fund)	2026 NOTES
3	INCOME: Operating						
4	Dues	471,580	397,516	478,076	6,496	471,580	\$471,580 = 50/50 (Single/Mo. Pay)
5						70,000	Reinvest Surplus 2025
6	Estoppel Fees	1,750	1,400	1,750	-	1,750	
7	Late Fee Income	1,625	1,325	1,825	200	1,500	
8	Late Interest Income	1,800	1,056	1,406	(394)	1,500	
9	NSF Fee	100	-	70	(30)	100	
10	Pool FOBs	500	450	575	75	500	
11	OPERATING INCOME	477,355	401,747	483,702	6,347	546,930	
12	INCOME: Other						
13	Interest (Reserves)	14,625	15,661	18,361.00	3,736	18,000	
14	TOTAL INCOME:	491,980	417,408	502,063	10,083	564,930	
15	EXPENSES: Operating						
16	Administrative:						
17	Accounting and Legal	5,000	7,965	9,965	(4,965)	6,800	
18	Admin Svcs, BkKpng	27,400	13,150	20,775	6,625	27,400	
19	Bank Service Fees	100	30	40	60	100	
20	Camera Svcs	5,000	-	0	5,000	10,000	
21	Corp Fees (DBPR, Ann Report)	850	-	0	850	1,200	
22	Inspections (Fire Safety, Pool, Bldgs)	2,000	3,009	4,009	(2,009)	4,000	New County Fees
23	Insurance (Prop., Liab., Crime, other)	167,200	116,590	136,210	30,990	135,000	
24	Misc. and Non-recurring expenses	1,000	-	1,000	-	1,000	
25	Office Supplies, postage, repro, Storage	2,747	1,704	2,704	43	3,000	
26	RESERVES Transfer	128,232	90,000	141,172	(12,940)	131,438	2025 + 2.25% CPI
27	Website (over 150 Units-Required)	5,000	879	1,099	3,901	5,000	
28	Total Administrative Expenses:	344,529	233,327	316,974	27,555	324,938	
29	Maintenance						
30	Aquatic Management	12,000	1,250	2,750	9,250	1,500	
31	Capital Expenditure				-	30,000	Pavillion & Flood Mit. Drain System
32	Electrical (Street Lights, general)	5,000	24,628	0	5,000	3,000	
33	Fire Safety Equipment Svcs & Repairs	1,600	4,000	4,000	(2,400)	2,000	
34	Irrigation Maintenance & Rpairs	11,000	14,404	0	11,000	2,000	
35	Janitorial and Tidy Services	12,000	11,830	14,196	(2,196)	12,000	
36	Landscaping (Mulch, Signs, grounds)	3,000	-	2,000	1,000	3,000	
37	Lawn: Maintenance	27,720	23,100	25,200	2,520	27,720	
38	Misc. Maint. & Non-recurring expenses	2,000	-	1,000	1,000	77,000	
39	Pest Control (insect,rodent, other)	6,320	1,580	3,080	3,240	8,000	
40	Pool service & Repairs	7,400	4,600	5,950	1,450	8,500	
41	Repairs & Maintenance	10,000	2,820	620	9,380	10,000	
42	Tools, Equip, Supplies	1,000	500	700	300	1,500	
43	Tree Trimming	15,000		12,000	3,000		
44	Total Maintenance	114,040	88,712	71,496	42,544	186,220	
45	Utilities						
46	Electric: Pool, Lighting (FPL)	9,500	6,661	7,993	1,507	8,500	
47	Spectrum				-	2,000	? Cameras WIFI ?
48	Trash: Dumpster, Bulk, Debris (WM)	4,200	3,867	4,640	(440)	4,200	
49	Water (City of Cocoa)	3,000	3,457	4,148	(1,148)	4,000	Pool Equip Failed, H2O ran 30+/- hrs
50	Total Utilities:	16,700	13,985	16,782	(82)	18,700	
51	TOTAL EXPENSES:	475,269	336,024	405,252	70,017	529,858	
52		459,734	less '23 Surplus			459,858	less SURPLUS
53		459,800				459,800	Single Pay, 152 Units \$3,025
54							\$0 Incr. = \$265/mo or \$3,180/yr.
55	OverDue Maintenance & Repairs:	Flooding Drain System \$15k, Repair/Strip Parking \$25k, Dredge East Pond and Drain Ditch \$30k,					
56	\$70k Surplus \$57k Oper. \$18k RESRVS	Mailboxes Pavillion \$15k, Repair Soffits \$30k, Finish Irrigation \$30k = \$145,000					