

Turtlegrass Villas
January 1, 2026 - December 31, 2026
Adopted Budget

	2026 Budget with 3% Assessment Increase
Fixed Income	
Assessment Income	\$ 428,687.27
Estoppel Fee Income	\$ 598.00
Miscellaneous Income	\$ 5.00
Special Assessment	\$ -
Late Fee Income	\$ <u>1,000.00</u>
Total Fixed Income	\$ 430,290.27
Fixed Expenses	
Contract Accounting	\$ 12,000.00
Lawn Maintenance	\$ 22,000.00
Lawn Chemical Treatment	\$ 20,000.00
Lawn Maintenance--Extras (sod, debris, stumps, trees)	\$ 10,000.00
Irrigation Maintenance	\$ 3,500.00
Building R&M	\$ 40,000.00
Seawall & Dock Repairs	\$ 3,000.00
Termite Expense	\$ 3,600.00
Property Insurance, D&O, Dock, Liability	\$ 140,000.00
Flood Insurance	\$ 96,500.00
Insurance Finance Charges	\$ 5,000.00
Taxes & Licenses	\$ 300.00
Accountant	\$ 14,500.00
Web Site	\$ 1,500.00
Legal Expense	\$ 4,000.00
Appraisal Expense	\$ -
Office Supplies	\$ 750.00
Pest Control	\$ 3,120.00
Utilities	\$ 750.00
Water	\$ 3,500.00
Sewer	\$ 8,000.00
Irrigation	\$ 16,000.00
Trash Removal	\$ 13,000.00
Estoppel Fee Expense	\$ 298.00
Postage	\$ 1,000.00
Miscellaneous	\$ 300.00
Operating LOC Payments	\$ -
Operating LOC Interest	\$ 1,000.00
Bank Charges	\$ <u>250.00</u>
Sub-total Fixed Expenses	\$ <u>423,868.00</u>
Excess (Deficit) Income over Expenses	\$ 6,422.27