

Legend Villas
2026 Proposed Budget
January 1, 2026 - December 31, 2026

	Adp[ted 2025 Budget	Projected 12/31/2025	Proposed 2026 Budget No Assessment Increase No Special Assessment	Proposed 2026 Budget with 10% Assessment Increase
Fixed Income				
Assessment Income	\$ 201,600.00	\$ 201,600.00	\$ 201,600.00	\$ 221,760.00
Special Assessment Income		\$ 44,400.00	\$ -	\$ -
Fund Transfer		\$ -	\$ -	
Golf Cart Income	\$ 175.00	\$ 163.00	\$ 150.00	\$ 150.00
Interest Income	\$ 1,500.00	\$ 1,305.06	\$ 1,200.00	\$ 1,200.00
Late Fee Income	\$ 250.00	\$ 350.00	\$ 250.00	\$ 250.00
Estoppel Fee Income	\$ 250.00	\$ 598.00	\$ 250.00	\$ 250.00
Total Fixed Income	\$ 203,775.00	\$ 248,416.06	\$ 203,450.00	\$ 223,610.00
Fixed Expenses				
Contract Accounting	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00
Website	\$ 1,500.00	\$ 1,646.15	\$ 1,500.00	\$ 1,500.00
Lawn Maintenance	\$ 13,800.00	\$ 13,800.00	\$ 13,800.00	\$ 13,800.00
Landscaping (Lawn Chemical)	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00
Non-Budget Lawn Maintenance	\$ 2,000.00	\$ 1,213.28	\$ 2,000.00	\$ 2,000.00
Irrigation Maintenance	\$ 1,000.00	\$ 1,435.00	\$ 1,500.00	\$ 1,500.00
Building Repairs & Maintenance	\$ 20,000.00	\$ 39,272.02	\$ 20,000.00	\$ 20,000.00
Termite Expense	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00
Insurance Expense	\$ 87,000.00	\$ 93,719.94	\$ 85,000.00	\$ 85,000.00
Flood Insurance Expense	\$ 21,000.00	\$ 13,306.10	\$ 21,000.00	\$ 21,000.00
Insurance Finance Charge	\$ 5,000.00	\$ 3,329.33	\$ 4,000.00	\$ 4,000.00
Taxes & Licenses	\$ 200.00	\$ 205.25	\$ 200.00	\$ 200.00
Accountant	\$ 4,000.00	\$ 3,855.00	\$ 4,000.00	\$ 4,000.00
Legal Expense	\$ 200.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00
Estoppel Preparation	\$ 125.00	\$ 423.00	\$ 125.00	\$ 125.00
Appraisal Expense	\$ -	\$ 300.00	\$ -	\$ -
Office Supplies	\$ 500.00	\$ 818.59	\$ 800.00	\$ 800.00
Pest Control	\$ 2,880.00	\$ 2,855.00	\$ 2,100.00	\$ 2,100.00
Utilities	\$ 800.00	\$ 748.65	\$ 800.00	\$ 800.00
Water	\$ 3,200.00	\$ 2,826.70	\$ 3,200.00	\$ 3,200.00
Sewer	\$ 6,200.00	\$ 5,773.99	\$ 6,200.00	\$ 6,200.00
Irrigation	\$ 10,000.00	\$ 9,806.15	\$ 10,000.00	\$ 10,000.00
Trash Removal	\$ 4,500.00	\$ 4,540.20	\$ 4,600.00	\$ 4,600.00
Postage	\$ 250.00	\$ 254.12	\$ 300.00	\$ 300.00
Reserve Contribution	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Miscellaneous Expense	\$ 100.00	\$ 763.20	\$ 500.00	\$ 500.00
Sub-total Fixed Expenses	\$ 202,705.00	\$ 224,341.67	\$ 201,075.00	\$ 201,075.00
Excess (Deficit) Income over Expenses (before reserve funding)	\$ 1,070.00	\$ 24,074.39	\$ 2,375.00	\$ 22,535.00
To fully fund the reserve			\$ 49,060.44	\$ 49,060.44
Excess (Deficit)			\$ (46,685.44)	\$ (26,525.44)