	Approved Operating & Reserve Budget									
	January 1, 2026 through December 31, 2026									
		2025	**2025 Actual**	**2026**	**2025 Actual**	**Percent of**				
	Revenue:	**Budget**	**08-31-25**	**Budget**	**08-31-25**	**Budget**				
	Assessment Fees	**50,520.25**	**80,065.32**	**50,094.00**						
	Assessment Reserve Fees	**36,312.00**		**36,737.53**						
	Total:	**86,832.25**	**80,065.32**	**86,831.53**						
	Expenses:									
	Electric	**7,200.00**	**4,905.30**	**8,000.00**		**-**				
	Streets & Maintenance	**500.00**	**699.90**	**1,000.00**		**-**				
	Management Contract	**24,120.00**	**$ 16,080.00**	**14,400.00**		**-**				
	Legal Fees	**10,000.00**	**$ 24,621.00**	**10,000.00**		**-**				
	Social Committee	**600.00**	**$ 421.17**	**1,200.00**		**-**				
	Insurance Director & Officer	**2,500.00**	**$ 2,151.30**	**2,000.00**		**-**				
	Insurance Liability	**2,000.00**	**$ 1,631.22**	**1,500.00**		**-**				
	Insurance Umbrella	**250.00**	**1,736.50**	**1,750.00**		**-**				
	Fidelity Bond	**800.00**		**800.00**		**-**				
	Office Expense	**1,500.00**	**2,635.13**	**3,196.00**		**-**				
	License Fees	**61.25**	**61.25**	**61.00**		**-**				
	Tax Preparation	**200.00**	**175.00**	**175.00**		**-**				
	Bad Debt Expense	**378.00**		**500.00**		**-**				
	Mail House Real Estate Taxes	**400.00**		**400.00**		**-**				
	Mail House Lease	**11.00**		**12.00**		**-**				
	Website			**100.00**		**-**				
	Save Majestic & SFWMD	**$0.00**	**8,300.00**	**$5,000.00**		**-**				
	Total:	**50,520.25**	**63,417.77**	**50,094.00**	**-**					
	Reserves:									
	Drainage	**0.00**		**5,905.53**						
	Road Sealing	**4,300.00**	**5,140.00**	**12,000.00**						
	Roads	**28,151.00**	**31,172.00**	**18,832.00**						
	Total:	**32,451.00**	**36,312.00**	**36,737.53**	**21,182.00**					
	Expenses + Reserves	**$ 82,971.25**	**$ 99,729.77**	**$ 86,831.53**	**$ 21,182.00**					
	Surplus/Deficit	**$3,861.00**	**-$19,664.45**	**$0.00**						
	Reserves Summary	**Est Life**	**Replacement Cost**	**Remaining life**	**2025 Budget**	**Projected Fund Balance 12-31-25**	**2026 Budget**	**Projected Fund Balance 12/31/26**		
	Drainage	10	30,000.00	10		14,856.26	6,000.00	20,856.26		
	Road Sealing	7	30,000.00	5	5,140.00	8,154.98	12,000.00	20,154.98		
	Roads	20	200,000.00	9	31,172.00	132,679.45	18,832.00	151,511.45		
	Total		**260,000.00**		**36,312.00**	**155,690.69**	**36,832.00**	**192,522.69**		
	2025 Assessment	**$432**								