5400 S. University Drive
Unit 215B
Davie, FL 33328
(800) 570-7650

2026 APPROVED BUDGET

PORTRAITS HOMEOWNER'S ASSOCIATION, INC.

			2025		2026
40-00	MEMBER ASSESSMENTS				
40-01	Regular assessments	$	223,020	$	226,800
	TOTAL INCOME	**$**	**223,020**	**$**	**226,800**
50-00	ADMINISTRATIVE				
50-05	Audit and/or Tax Preparation	$	300	$	300
50-30	Legal Fees		3,000		2,000
50-60	Office		1,800		1,800
51-00	MAINTENANCE CONTRACTS				
51-10	Irrigation Maintenance		6,528		6,528
51-20	Janitorial		4,750		4,750
51-30	Lawn Maintenance		15,600		26,000
51-40	Management		16,200		16,200
51-60	Pool Maintenance		5,100		5,100
52-00	GROUNDS MAINTENANCE				
52-22	General Maintenance and Repairs		3,827		6,612
52-40	Irrigation Repairs		12,000		10,000
52-47	Janitorial Supplies		650		500
52-49	Landscaping (Hedges)		8,750		-
52-50	Landscaping (Palm Trimming)		6,355		4,000
52-51	Landscaping (Weed Control)		2,895		3,000
52-55	Mailbox Repair		1,200		1,000
52-60	Pest Control (Grounds)		4,300		4,000
52-65	Pool Repairs		2,100		2,000
52-70	Pressure Cleaning		3,300		3,300
53-00	UTILITIES				
53-10	Cable and internet		88,370		88,370
53-25	Electricity		10,000		10,000
53-60	Water and sewer		600		800
55-00	OTHER				
55-30	Insurance		12,000		10,000
55-67	2026 Projects (Cabana Updates)		2,995		6,390
90-01	Transfers to reserve		10,400		14,150
	TOTAL EXPENSE	**$**	**223,020**	**$**	**226,800**
	NET INCOME/(LOSS)	**$**	**-**	**$**	**-**

2026 Proposed Monthly Assessment - $180.00

CommandHOA.com
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2026 APPROVED RESERVE BUDGET

PORTRAITS HOMEOWNER'S ASSOCIATION, INC.

The Association has not conducted an independent study to estimate the useful life and the replacement costs of the significant components of common property, rather, has based estimates from historical experience. Management updates these estimates to the best of their ability, in preparation of the annual budget. Actual results may vary from these estimates, and such variations may be material.

Component	Estimated Useful Life (Years)	Estimated Remaining Useful Life Years - 2025	Estimated Replacement Cost	Replacement Fund Balance @ 12/31/25	Proposed Fully Funding Calculation for 2026
Pool Resurfacing	10	6	$ 8,000	$ 3,200	$ 800
Storm Drain Cleaning	5	3	$ 7,000	$ 4,750	$ 750
Paving	25	4	$ 125,000	$ 88,000	$ 9,250
Cabana Roof	25	22	$ 15,000	$ 1,800	$ 600
Painting	10	4	$ 2,500	$ 1,500	$ 250
Sidewalk	2	2	$ 5,000	$ -	$ 2,500
Total			$ 162,500	$ 99,250	$ 14,150

2026 APPROVED ASSESSMENT RATES

Assessment (Based on 105 Homeowners)	2025 Current Rate	2026 Proposed Rate	Proposed Increase
Monthly	$ 177	$ 180	$ 3
Annually	$ 2,124	$ 2,160	$ 36