

Prepared (date) (time) *10/25*
 Approved (date) (time) *11/15 PM*

Units 95 No. 1

Operating Budget For: PRINCETONIAN HOA, INC. (SABEL POINT COMMUNITY)

FOR THE PERIOD OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

2026 OPERATING BUDGET

Monthly	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual	Per Unit
Revenues:													
45001 - Owner Maintenance	4,335	4,345	4,325	4,325	4,325	4,326	4,326	4,326	4,325	4,315	4,314	51,911	546
45009 - Late Fee Income	15	15	15	15	15	15	15	15	15	15	15	180	2
45006 - Interest Income - Operating Acct	2	2	2	2	2	2	2	2	2	2	2	24	0
Total Revenue	4,352	4,362	4,342	4,342	4,342	4,343	4,343	4,342	4,342	4,332	4,331	52,115	549

Expense:	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual	Per Unit
Administrative & Office:													
55000 - Property Management Fees	865	865	865	865	865	865	865	865	865	865	865	10,380	109
5500 - Accounting	20	20	20	20	20	20	20	20	20	20	20	240	4
55006 - Condo/HOA Supplies	20	20	20	20	20	20	20	20	20	20	20	240	3
55007 - Annual Corporate Filing	6	6	6	6	6	6	6	6	6	6	6	70	1
55018 - Office Reimbursements	62	62	62	62	62	62	62	62	62	62	62	750	8
55028 - Yearly Coupon Books	54	54	54	54	54	54	54	54	54	54	54	650	7
55033 - Annual Subscriptions - Management	10	10	10	10	10	10	10	10	10	10	10	100	1
55034 - Annual MDC Comm. Reg.	13	13	13	13	13	13	13	13	13	13	13	155	2
Total Administrative & Office	1,080	1,080	1,080	1,080	1,080	1,081	1,081	1,081	1,081	1,081	1,081	12,699	134

Insurance:													
Insurance Policies	700	700	700	700	700	700	700	700	700	700	700	8,400	88
Total Insurance	700	700	700	700	700	700	700	700	700	700	700	8,400	88

Contracted Services:													
63700 - Landscaping and Groundskeeping	50	50	40	40	40	40	40	40	40	49	40	500	5
65010 - Lawn Maintenance	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,086	1,086	1,086	1,086	13,180	139
65021 - Tree Trimming	250	250	250	250	250	250	250	250	250	250	250	3,000	32
Total Contracted Services	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,386	1,386	1,386	1,386	16,160	170

Repairs and Maintenance:													
67203 - R&M Camera	50	50	40	40	40	40	40	40	40	40	40	500	5
67205 - R&M Electric	50	50	50	50	50	50	50	50	50	50	50	600	6
Total Repairs and Maintenance	100	100	90	90	90	90	90	90	90	90	90	1,100	12

Utilities:													
68002 - Electric (FPL)	45	45	45	45	45	45	45	45	45	45	45	540	6
68008 - Internet (Cameras)	225	225	225	225	225	225	225	225	225	225	225	2,700	28
Total Utilities	270	270	270	270	270	270	270	270	270	270	270	3,240	34

Total Exp/Leas Reserves	3,517	3,527	3,507	3,507	3,507	3,508	3,508	3,507	3,507	3,497	3,498	42,095	
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Reserves:													
Pooled RSV	835	835	835	835	835	835	835	835	835	835	835	10,020	105
Total Reserves	835	835	835	835	835	835	835	835	835	835	835	10,020	105

Sub-Total With Reserves	4,362	4,362	4,342	4,342	4,342	4,343	4,343	4,342	4,342	4,332	4,331	52,115	549
Full Waiver	-	-	-	-	-	-	-	-	-	-	-	-	-

Total Effective Expense	4,362	4,362	4,342	4,342	4,342	4,343	4,342	4,342	4,342	4,332	4,331	52,115	549
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