

Approved 11/11/25
ML

**Dakota HOA, Inc.
2026 PROPOSED BUDGET**

	2025 Actuals thru July	2025 Actual Annualized	Approved 2025 Budget	Proposed 2026 Budget	Approved Increase/ Decrease
REVENUE					
5000 Maintenance Income	\$ 1,268,314.86	\$ 2,174,938.30	\$2,174,938.30	\$2,174,947.53	\$ 9.23
5001 Working Capital Income	\$ 30,900.00	\$ 52,971.43	\$ 10,000.00	\$ 30,000.00	\$ 20,000.00
5003 Gate/Clubhouse FOB Income	\$ 7,030.00	\$ 9,000.00	\$ -	\$ -	\$ -
5004 ACC Application Fee Income	\$ 450.00	\$ 900.00	\$ -	\$ -	\$ -
5010 Prior Year Surplus	\$ 28,110.00	\$ 44,760.00	\$ 44,760.00	\$ 58,980.00	\$ 14,220.00
5501 Late Fee Income	\$ 3,465.00	\$ 5,940.00	\$ -	\$ -	\$ -
6505 Transfer Fees	\$ -	\$ -	\$ -	\$ -	\$ -
5508 Clubhouse Rental	\$ 4,060.00	\$ 6,960.00	\$ -	\$ -	\$ -
5509 Pavilion Rental Fees	\$ 1,350.00	\$ 3,664.29	\$ -	\$ -	\$ -
5510 Interest Income - Owners	\$ 1,004.81	\$ 2,727.34	\$ -	\$ -	\$ -
5520 Legal Fees Reimbursement	\$ 3,575.18	\$ 6,128.88	\$ -	\$ -	\$ -
5530 Interest Income	\$ 11,653.36	\$ 19,977.19	\$ -	\$ -	\$ -
5570 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 1,357,913.21	\$ 2,327,967.42	\$ 2,229,698.30	\$ 2,263,927.53	\$ 34,229.23
EXPENSES					
General & Administrative Expenses					
9010 Annual Review/Tax Prep	\$ 3,791.69	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ -
9012 Legal Fees	\$ 3,466.63	\$ 5,942.79	\$ 20,000.00	\$ 10,000.00	\$ (10,000.00)
9015 Management Fees	\$ 22,556.63	\$ 38,668.51	\$ 38,830.05	\$ 39,994.95	\$ 1,164.90
9016 Property Manager & Staff	\$ 88,798.97	\$ 152,226.81	\$ 160,000.00	\$ 168,000.00	\$ 8,000.00
9018 Maintenance Personnel	\$ 38,938.97	\$ 66,752.52	\$ 63,500.00	\$ 65,000.00	\$ 1,500.00
9030 Office Supplies & Expense	\$ 5,340.82	\$ 9,155.69	\$ 10,000.00	\$ 10,000.00	\$ -
9072 Insurance	\$ 47,680.22	\$ 82,299.67	\$ 99,500.00	\$ 91,300.00	\$ (8,200.00)
9075 License, Fees & Permits	\$ 736.25	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
9820 Bad Debt Expense	\$ 1,458.31	\$ 2,499.96	\$ 2,500.00	\$ 2,500.00	\$ -
Sub-Total General & Administrative	\$ 212,768.49	\$ 365,045.95	\$ 401,830.05	\$ 394,294.95	\$ (7,535.10)
Common Area Expenses					
7110 Electricity	\$ 40,922.44	\$ 70,152.75	\$ 72,072.00	\$ 79,279.20	\$ 7,207.20
7112 Water & Sewer	\$ 1,791.15	\$ 3,070.54	\$ 8,000.00	\$ 8,000.00	\$ -
7210 Landscape Maintenance	\$ 305,146.93	\$ 523,109.02	\$ 531,286.05	\$ 525,000.00	\$ (6,286.05)
7215 Mulch	\$ 58,500.00	\$ 100,285.71	\$ 120,000.00	\$ 125,000.00	\$ 5,000.00
7219 Tree Trimming	\$ 47,885.00	\$ 82,088.57	\$ 90,000.00	\$ 90,000.00	\$ -
7220 Landscaping Extras	\$ 58,642.00	\$ 65,000.00	\$ 30,000.00	\$ 20,000.00	\$ (10,000.00)
7222 Irrigation Maint & Repairs	\$ 24,953.40	\$ 42,777.26	\$ 45,000.00	\$ 45,000.00	\$ -
7225 Golf Cart	\$ 1,605.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
7300 Security Guard Service	\$ 187,309.04	\$ 321,101.21	\$ 303,187.50	\$ 337,156.27	\$ 33,968.77
7309 Holiday Lighting	\$ 6,218.84	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
7310 Mood Media Clubhouse Music	\$ 453.67	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
7311 Titan Stone Monument Cleaning Program	\$ 7,350.00	\$ 15,000.00	\$ 15,000.00	\$ 17,000.00	\$ 2,000.00
7312 Play By Point Tennis Schedule	\$ 699.93	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -
7315 Alarm Monitoring	\$ 44,831.76	\$ 76,854.45	\$ 86,284.74	\$ 90,598.98	\$ 4,314.24
7410 Repair & Maintenance	\$ 31,487.16	\$ 53,977.99	\$ 20,000.00	\$ 20,000.00	\$ -
7420 Gatehouse Computer Maint,	\$ 5,974.23	\$ 10,241.54	\$ 4,000.00	\$ 5,000.00	\$ 1,000.00
7421 Gatehouse Phones	\$ 2,819.58	\$ 4,833.57	\$ 4,000.00	\$ 4,000.00	\$ -
7429 Lake/Wetland Preserve Maint.	\$ 8,743.00	\$ 14,988.00	\$ 16,872.96	\$ 17,547.88	\$ 674.92
7449 Gate Repair/Maintenance	\$ 4,554.92	\$ 7,808.43	\$ 12,000.00	\$ 12,000.00	\$ -
7450 Contingency	\$ -	\$ -	\$ 15,000.00	\$ 5,000.00	\$ (10,000.00)
7451 Hurricane Preparation	\$ -	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ -
7457 Front Entry Feature	\$ 4,550.00	\$ 7,800.00	\$ 7,800.00	\$ 9,600.00	\$ 1,800.00
Sub-Total Common Area	\$ 844,438.05	\$ 1,423,789.05	\$ 1,407,703.25	\$ 1,437,382.33	\$ 29,679.08
Recreation Area Expenses					
7500 Repairs & Maintenance	\$ 71,549.34	\$ 90,000.00	\$ 60,000.00	\$ 60,000.00	\$ -
7515 Pest Control	\$ 6,046.38	\$ 10,365.22	\$ 8,000.00	\$ 10,000.00	\$ 2,000.00
7520 Water & Sewer	\$ 4,795.02	\$ 8,220.03	\$ 10,000.00	\$ 10,000.00	\$ -
7525 Telephone	\$ 6,884.34	\$ 11,801.73	\$ 11,000.00	\$ 11,000.00	\$ -
7530 Trash Removal	\$ 2,167.41	\$ 3,715.56	\$ 3,000.00	\$ 4,000.00	\$ 1,000.00
7540 Iguana Control	\$ 2,100.00	\$ 3,600.00	\$ 2,800.00	\$ 3,500.00	\$ 700.00
8005 Electrical Repairs	\$ 5,700.25	\$ 9,771.86	\$ 7,500.00	\$ 10,000.00	\$ 2,500.00
8110 Clubhouse Electric	\$ 39,204.29	\$ 67,207.35	\$ 74,200.00	\$ 78,652.00	\$ 4,452.00
8210 Janitorial Service & Supplies	\$ 17,369.28	\$ 29,775.91	\$ 35,000.00	\$ 35,000.00	\$ -
8220 Pool & Spa Maintenance	\$ 10,500.00	\$ 18,000.00	\$ 17,640.00	\$ 18,522.00	\$ 882.00
8221 Pool & Spa Repairs	\$ 20,255.02	\$ 34,722.89	\$ 11,025.00	\$ 11,576.25	\$ 551.25
8270 Social Activities	\$ 7,936.13	\$ 13,604.79	\$ 20,000.00	\$ 20,000.00	\$ -
Sub-Total Recreation Area	\$ 194,507.46	\$ 300,785.35	\$ 260,165.00	\$ 272,250.25	\$ 12,085.25
Reserves					
Reserves contribution	\$93,333.31	\$145,000.00	\$ 160,000.00	\$ 160,000.00	\$ -
Total Expenses	\$1,345,047.31	\$2,089,620.34	\$2,229,698.30	\$2,263,927.53	\$34,229.23
Net Surplus/(Deficit)	\$ 12,865.90	\$ 238,347.08	\$ -	\$ -	\$ 0.00
Quarterly Fee:					
			\$1,405.00	\$1,405.00	

Reserve Item	Type/Category	Scope	Replacement Cost	Useful Life	Remaining Life	2026	2027	2028
Community street pavement/curbing	Site Improvements	Seal coat community streets every 6 years	\$161,353.43	6	1	161353.4287	0	0
Community street pavement/curbing	Site Improvements	Overlay pavement in Year 25	\$1,133,457.60	25	19	0	0	0
Community Sidewalks	Site Improvements	Allowance for future replacements	\$12,730.80	5	2	0	12730.8	0
Brick pavers at Clubhouse and Security Buildings	Site Improvements	Allowance for repairs and reselling pavers	\$21,218.00	15	9	0	0	0
Lake Bank Restoration	Site Improvements	Restoration of Lake Bank (4 ponds)	\$42,438.00	10	1	42438	0	0
Lake Bank Restoration	Site Improvements	Restoration of Lake Bank (3 ponds)	\$31,827.00	10	1	31827	0	0
Lake Bank Restoration	Site Improvements	Restoration of Lake Bank (3 ponds)	\$31,827.00	10	1	31827	0	0
Clubhouse parking lot pavement	Site Improvements	Seal coat community streets every 6 years	\$3,220.04	6	1	3220.04368	0	0
Clubhouse parking lot pavement	Site Improvements	Overlay pavement in Year 25	\$20,125.27	25	19	0	0	0
Underground storm water drain piping	Site Improvements	Contingency allowance for major repair/replacement	\$63,654.00	30	24	0	0	0
Entrance monument signs	Site Improvements	Allowance for future replacement/repair of signs	\$21,218.00	30	24	0	0	0
Entrance monument signs' fountain pumps	Site Improvements	Replace fountain pumps	\$7,426.30	10	4	0	0	0
Security gates	Site Improvements	Replace/repair security gates	\$31,827.00	30	24	0	0	0
Security gates operators	Site Improvements	Replace gate operators	\$22,276.90	15	9	0	0	0
Security gate intercom system	Site Improvements	Replace gate intercom system	\$31,827.00	15	9	0	0	0
Small monument signs	Site Improvements	Allowance for monument replacement/repairs	\$79,567.50	30	24	0	0	0
Swimming pool basin	Site Amenities	Resurface the swimming pool	\$15,913.50	15	9	0	0	0
Swimming pool deck	Site Amenities	Allowance to repair and reset pavers	\$10,609.00	10	5	0	0	0
Swimming pool pump, heaters & filter EQ	Site Amenities	Replace pool pump, heat pumps & filter EQ	\$31,827.00	15	9	0	0	0
Spa pool basin	Site Amenities	Resurface the spa pool	\$7,956.75	15	9	0	0	0
Spa pool deck	Site Amenities	Allowance to repair and reset pavers	\$5,304.50	10	5	0	0	0
Spa pool pump, heaters, & filter EQ	Site Amenities	Replace pool pump, heat pumps & filter EQ	\$31,827.00	15	9	0	0	0
Children's splash pool basin	Site Amenities	Resurface splash pool	\$7,956.75	15	9	0	0	0
Children's splash pool pump and filter	Site Amenities	Replace splash pool pump and filter	\$5,304.50	15	9	0	0	0
Pool deck outdoor furniture	Site Amenities	Replace pool deck furniture	\$26,522.50	10	5	0	0	0
Cabana shade structure with ceiling fan	Site Amenities	Replace cabana shade structure with ceiling fan	\$29,174.75	10	5	0	0	0
Tennis court pavement	Site Amenities	Resurface the tennis court pavement	\$36,799.97	30	24	0	0	0
Tennis court color coat & striping	Site Amenities	Paint and resripe tennis courts	\$14,719.99	10	5	0	0	0
Pickleball court pavement	Site Amenities	Resurface the pickleball court pavement	\$12,266.66	30	24	0	0	0
Pickleball court color coat and striping	Site Amenities	Paint and resripe pickleball courts	\$4,906.66	10	5	0	0	0
Court perimeter fencing and gates	Site Amenities	Replace tennis and pickleball court fencing and gates	\$19,626.65	30	24	0	0	0
Court Lighting	Site Amenities	Replace tennis and pickleball court light fixtures	\$6,365.40	25	19	0	0	0
Basketball court pavement	Site Amenities	Resurface basketball court pavement	\$18,399.98	30	24	0	0	0
Basketball color coat and striping	Site Amenities	Paint and resripe basketball court	\$7,359.99	10	5	0	0	0
Children's playground EQ	Site Amenities	Replace playground EQ	\$79,567.50	15	9	0	0	0
Children's playground sunscreen structure	Site Amenities	Replace sunscreen cover	\$15,913.60	10	5	0	0	0
Clubhouse Building - stucco	Buildings Envelope		\$13,679.62	10	5	0	0	0
Clubhouse Building - doors	Buildings Envelope	Clean, seal, and repaint exterior	\$15,383.05	30	24	0	0	0
Clubhouse Building - doorway lab security system	Buildings Envelope	Replace Clubhouse Doors	\$10,609.00	15	9	0	0	0
Security, Bus & Picnic structures - stucco	Buildings Envelope	Replace Clubhouse door key lab security system	\$4,827.10	10	5	0	0	0
Security, Bus & Picnic structures - doors	Buildings Envelope	Clean, seal, and repaint exterior	\$7,426.30	30	24	0	0	0
Clubhouse - HVAC condensing unit	Mech, Elec, Plumbing	Replace clubhouse condensing units	\$60,471.30	15	9	0	0	0
Clubhouse - HVAC air handling units	Mech, Elec, Plumbing	Replace clubhouse air handling units	\$10,565.75	15	9	0	0	0
Security building - HVAC condensing unit	Mech, Elec, Plumbing	Replace security building condensing unit	\$3,182.70	15	9	0	0	0
Security building - HVAC air handling unit	Mech, Elec, Plumbing	Replace security building air handling unit	\$2,652.25	15	9	0	0	0
Clubhouse - fire alarm panel	Fire Protection & Life Safety	Replace Clubhouse fire alarm panel	\$15,913.50	15	9	0	0	0
Clubhouse - common area flooring	Interior Finishes & Fixtures	Replace ceramic tile flooring	\$1,033.36	30	24	0	0	0
Clubhouse - Event Room flooring	Interior Finishes & Fixtures	Replace carpet flooring	\$4,201.16	10	5	0	0	0
Clubhouse - Event Room Kitchen flooring	Interior Finishes & Fixtures	Replace ceramic tile flooring	\$1,018.46	30	24	0	0	0
Fitness Center - flooring	Interior Finishes & Fixtures	Replace carpet, rubber and cork flooring	\$9,876.96	10	5	0	0	0
Fitness Center - ceiling	Interior Finishes & Fixtures	Replace ceiling tiles	\$2,821.99	30	24	0	0	0
Aerobics multi-purpose room - flooring	Interior Finishes & Fixtures	Replace vinyl plank flooring	\$3,713.15	15	9	0	0	0
Aerobics multi-purpose room - ceiling	Interior Finishes & Fixtures	Replace ceiling tiles	\$1,485.26	30	24	0	0	0
Basketball court - flooring	Interior Finishes & Fixtures	Replace vinyl plank flooring	\$7,161.08	15	9	0	0	0
Card Room - flooring	Interior Finishes & Fixtures	Replace carpet flooring	\$3,819.24	10	5	0	0	0
Clubhouse - restroom flooring	Interior Finishes & Fixtures	Replace ceramic tile flooring	\$4,243.60	30	24	0	0	0
Clubhouse - restroom fixtures	Interior Finishes & Fixtures	Replace restroom fixture and partitions	\$16,974.40	30	24	0	0	0
Clubhouse - Event Room Kitchen cabinets	Interior Finishes & Fixtures	Replace cabinets	\$8,487.20	30	24	0	0	0
Clubhouse - Event Room Kitchen appliances	Interior Finishes & Fixtures	Replace kitchen appliances	\$21,218.00	15	9	0	0	0
Security camera system	Fixtures, Furnishings & Building EQ	Replace security camera system	\$15,913.50	20	14	0	0	0
Management office furnishings	Fixtures, Furnishings & Building EQ	Replace office furniture	\$6,365.40	30	10	0	0	0
Management office computers and printers	Fixtures, Furnishings & Building EQ	Replace office computers (2) and printers (2)	\$3,182.70	10	4	0	0	0
Card Room FF&E	Fixtures, Furnishings & Building EQ	Replace card room furnishings	\$21,218.00	15	9	0	0	0
Event Room FF&E	Fixtures, Furnishings & Building EQ	Replace event room furnishings	\$31,827.00	15	9	0	0	0
Folding tables and chairs	Fixtures, Furnishings & Building EQ	Replace	\$2,121.60	25	19	0	0	0
Flat panel TVs in event room and fitness center	Fixtures, Furnishings & Building EQ	Replace	\$3,394.68	10	5	0	0	0
Emergency defibrillator	Fixtures, Furnishings & Building EQ	Replace	\$2,652.25	8	2	0	2652.25	0
Fitness center EQ	Fitness Equipment	Replace fitness equipment	\$47,740.50	10	5	0	0	0
Reserve study updates	Services	In accordance with the Community Assoc. Guidelines	\$10,609.00	5	1	10609	0	0
Core sampling	Services	3-4 samples areas	\$3,182.70	30	27	0	0	0

Beginning Cash Balance	Update beginning balances>>>	456,000	314,728	459,344
Annual Reserve Contribution		160,000	160,000	160,000
Total Expenditures		301,272	15,381	0
Ending Cash Balance		314,728	459,344	619,344

budget year1

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0	47740.5	0	0	0	0	0	0	0	0	0	47740.5	0	0	0	0	0
0	0	10609	0	0	0	0	10609	0	0	0	0	10609	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

619,344	768,735	726,785	876,176	838,872	998,872	706,663	857,646	900,947	1,048,216	1,023,642	1,157,120	1,115,170	1,264,561	1,411,830	1,569,178	382,334
160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
10,609	201,950	10,609	197,304	0	452,209	9,018	116,699	11,731	184,573	26,523	201,950	10,609	12,731	2,852	1,346,644	0
768,735	726,785	876,176	838,872	998,872	706,663	857,646	900,947	1,048,216	1,023,642	1,157,120	1,115,170	1,264,561	1,411,830	1,569,178	382,334	542,334

21	22	23	24	25	26
2016	2017	2018	2019	2050	2051
0	0	0	0	181353.4287	0
0	0	0	0	0	0
0	12730.8	0	0	0	0
0	0	0	21218	0	0
42436	0	0	0	0	0
31827	0	0	0	0	0
31827	0	0	0	0	0
0	0	0	0	3220.04368	0
0	0	0	0	0	0
0	0	0	63854	0	0
0	0	0	21218	0	0
0	0	0	7426.3	0	0
0	0	0	31827	0	0
0	0	0	22278.9	0	0
0	0	0	31827	0	0
0	0	0	79567.5	0	0
0	0	0	15913.5	0	0
0	0	0	0	10609	0
0	0	0	31827	0	0
0	0	0	79567.5	0	0
0	0	0	0	5304.5	0
0	0	0	31827	0	0
0	0	0	79567.5	0	0
0	0	0	5304.5	0	0
0	0	0	0	26522.5	0
0	0	0	0	29174.75	0
0	0	0	36799.96875	0	0
0	0	0	0	14719.9875	0
0	0	0	12766.65625	0	0
0	0	0	0	4906.6625	0
0	0	0	19626.65	0	0
0	0	0	0	0	0
0	0	0	183998438	0	0
0	0	0	0	7359.99375	0
0	0	0	79567.5	0	0
0	0	0	0	15913.5	0
0	0	0	0	13579.52	0
0	0	0	15383.05	0	0
0	0	0	10609	0	0
0	0	0	0	4827.095	0
0	0	0	7426.3	0	0
0	0	0	60471.3	0	0
0	0	0	18565.75	0	0
0	0	0	3182.7	0	0
0	0	0	2652.25	0	0
0	0	0	15913.5	0	0
0	0	0	11033.36	0	0
0	0	0	0	4201.164	0
0	0	0	1018.484	0	0
0	0	0	0	9876.979	0
0	0	0	2821.994	0	0
0	0	0	3713.15	0	0
0	0	0	1485.16	0	0
0	0	0	7161.075	0	0
0	0	0	0	3819.24	0
0	0	0	4243.6	0	0
0	0	0	16974.4	0	0
0	0	0	8487.2	0	0
0	0	0	21218	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	3182.7	0	0
0	0	0	21218	0	0
0	0	0	31827	0	0
0	0	0	0	0	0
0	0	0	0	3394.88	0
0	0	0	0	0	2652.25
0	0	0	0	47740.5	0
10609	0	0	0	0	10609
0	0	0	0	0	0
541,534	585,835	733,104	893,104	238,053	11,529
160,000	160,000	160,000	160,000	160,000	160,000
116,699	12,731	0	815,051	386,524	13,261
585,835	733,104	893,104	238,053	11,529	158,268