

DELRAY OAKS CONDOMINIUM ASSOCIATION, INC.

JANUARY 1, 2026 - DECEMBER 31, 2026

2026 ADOPTED BUDGET

G/L	ACCOUNT DESCRIPTION	2025 ADOPTED	2026 ADOPTED
	INCOME:		
40000	Maintenance Fees	\$ 1,013,888.00	\$ 1,073,514.00
40010	Homeowner Interest Income	\$ -	\$ -
40011	Late Fees	\$ -	\$ -
40013	Collection Fee Income	\$ -	\$ -
40025	Returned Check Fees	\$ -	
40040	Clubhouse Rental	\$ -	\$ -
40054	legal Fee Income	\$ -	\$ -
40090	Other Income	\$ -	\$ -
	Total Income	\$ 1,013,888.00	\$ 1,073,514.00
	EXPENSE:		
50000	<u>Administration Expenses</u>		
50005	Accounting Fees	\$ 6,000.00	\$ 6,000.00
50015	Bank Charges	\$ 75.00	\$ 75.00
50040	Reserve Study	\$ -	\$ -
50045	Legal Expense	\$ 10,000.00	\$ 5,000.00
50049	Pool Permit	\$ -	\$ -
50051	License, Permits, Fees & Dues	\$ 400.00	\$ 750.00
50065	Miscellaneous Expense	\$ 100.00	\$ -
50081	Postage, Mailings, Etc...	\$ 3,000.00	\$ 1,400.00
52030	Insurance	\$ 345,000.00	\$ 305,000.00
	Total Administration Expenses	\$ 364,575.00	\$ 318,225.00
53999	<u>Utility Expense</u>		
54050	Electricity	\$ 17,700.00	\$ 19,500.00
54060	Cable	\$ 166,474.00	\$ 165,651.63
54070	Water & Sewer	\$ 115,500.00	\$ 112,000.00
	Total Utility Expenses	\$ 299,674.00	\$ 297,151.63
60000	<u>Contracts</u>		
60005	Fire Safety Maintenance	\$ 3,000.00	\$ 3,000.00
60075	Janitorial Contract	\$ 35,000.00	\$ 31,200.00
60076	Pest Control Contract	\$ 12,000.00	\$ 8,819.37
60079	Tree Trimming	\$ 25,000.00	\$ 25,000.00
60085	Lake & Fountain Contract	\$ 1,400.00	\$ 2,172.00
60090	Landscape Contract	\$ 53,000.00	\$ 52,752.00
61000	Management Contract	\$ 61,479.00	\$ 57,600.00
61020	Pool/SPA Contract	\$ 5,220.00	\$ 5,124.00
61065	Irrigation	\$ 3,365.00	\$ 2,500.00
	Total Landscape Expenses	\$ 199,464.00	\$ 188,167.37
70000	<u>Repairs & Maintenance Expense</u>		
70060	General Repairs & Maintenance	\$ 29,075.00	\$ 23,500.00
70061	Janitorial Supplies	\$ -	\$ 500.00
70073	Irrigation Repaires & Supplies	\$ 2,500.00	\$ 4,500.00
70076	R&M Roof	\$ 1,500.00	\$ 1,500.00
70095	Pool/SPA Repairs & Supplies	\$ 1,500.00	\$ 2,000.00
71026	Pressure Cleaning	\$ -	\$ -
71120	Special Projects	\$ 18,000.00	\$ 40,000.00
71125	R&M - Air Conditoning	\$ 600.00	\$ 270.00
71169	Backflow Device Maintenance	\$ 2,000.00	\$ 2,700.00
	Total Maintenance Expenses	\$ 55,175.00	\$ 74,970.00
89999	<u>Reserve Expense</u>		
90070	Reserves - Deferred Maintenance	\$ 47,500.00	\$ 47,500.00
90125	Reserves - Contingency	\$ 47,500.00	\$ 47,500.00
	Paving Reserve		\$ 100,000.00
	Total Reserve Transfer	\$ 95,000.00	\$ 195,000.00
	Total Expenses	\$ 1,013,888.00	\$ 1,073,514.00
	Monthly Maintenance (per unit: 142) 2025	\$ 595.00	
	Monthly Maintenance (per unit: 142) 2026	\$ 630.00	