Floral Lakes Community Association

2026 **Approved** Budget - **589 UNITS**

January 1, 2026 through December 31, 2026

		2025 Budget	2026 Approved Budget	2026 Per Unit Per Month	2026 Per Unit Per Year	Increase or (Decrease)
	Revenue					
5000	Maintenance Assessment	3,010,968	3,060,444	$ 433.00	$ 5,196.00	49,476
5029	Cable Income	23,560	23,560	$ 3.33	$ 40.00	0
5500	Transfer Fees	0	0	$ -	$ -	0
5501	Late Fees	0	0	$ -	$ -	0
5504	Barcode Income	0	0	$ -	$ -	0
5530	Interest Income	0	0	$ -	$ -	0
5555	Fines & Violations	0	0	$ -	$ -	0
5570	Miscellaneous Income	0	0	$ -	$ -	0
5580	Website/Directory Income	0	0	$ -	$ -	0
	Total Revenue	**$ 3,034,528**	**$ 3,084,004**	**$ 436.33**	**$ 5,236.00**	**$ 49,476**
	Expenses - Utilities					
7110	Electricity	110,000	115,000	$ 16.27	$ 195.25	5,000
7112	Water & Sewer	42,000	42,000	$ 5.94	$ 71.31	0
7116	Sanitation	7,500	5,000	$ 0.71	$ 8.49	(2,500)
7122	Telephone - Clubhouse	7,500	7,500	$ 1.06	$ 12.73	0
7127	Cable & Radio Fees	620,000	633,000	$ 89.56	$ 1,074.70	13,000
	Total Utilities	**$ 787,000**	**$ 802,500**	**$ 113.54**	**$ 1,362.48**	**$ 15,500**
	Expenses - Services & Supplies					
7212	Pest Control Contract	80,000	80,000	$ 11.32	$ 135.82	0
7213	Security Monitoring	117,000	117,000	$ 16.55	$ 198.64	0
7215	Landscape Maintenance	407,000	410,000	$ 58.01	$ 696.10	3,000
7220	Pool Service Contract	15,000	23,000	$ 3.25	$ 39.05	8,000
7233	Security Personnel	41,000	41,000	$ 5.80	$ 69.61	0
7234	Lake & Fountain Service	15,500	16,000	$ 2.26	$ 27.16	500
7310	Clubhouse Janitor Supplies	10,000	10,000	$ 1.41	$ 16.98	0
7315	Volunteer Appreciation Expense	3,000	3,000	$ 0.42	$ 5.09	0
7322	Social Events / CAC Shows	14,000	19,000	$ 2.69	$ 32.26	5,000
7330	Clubhouse Billiard Supplies	2,000	0	$ -	$ -	(2,000)
	Total Services & Supplies	**$ 704,500**	**$ 719,000**	**$ 101.73**	**$ 1,220.71**	**$ 14,500.00**
	Expenses - Repairs & Maintenance					
7410	Clubhouse Repairs & Maint	70,000	72,000	$ 10.19	$ 122.24	2,000
7412	Pool Deck & Furniture Repair	17,000	20,000	$ 2.83	$ 33.96	3,000
7416	Landscape Replace / Annuals	60,000	60,000	$ 8.49	$ 101.87	0
7417	Mulch	11,000	19,500	$ 2.76	$ 33.11	8,500
7419	Tree Trimming	115,000	115,000	$ 16.27	$ 195.25	0
7420	Pressure Cleaning	16,500	16,500	$ 2.33	$ 28.01	0
7423	Pool Repairs & Maintenance	12,000	12,000	$ 1.70	$ 20.37	0
7427	Tennis Courts	25,000	27,000	$ 3.82	$ 45.84	2,000
7428	Bocce / Shuffleboard Courts	4,500	5,000	$ 0.71	$ 8.49	500

7429	Clubhouse Exercise Room	5,000	5,000	$ 0.71	$ 8.49		0
7431	Irrigation Maintenance	35,000	25,000	$ 3.54	$ 42.44		(10,000)
7433	Lighting (Common & Holiday)	7,500	7,500	$ 1.06	$ 12.73		0
7445	Entry Gate Maintenance	9,000	10,000	$ 1.41	$ 16.98		1,000
7446	Fountain Repair & Maintenance	1,000	1,000	$ 0.14	$ 1.70		0
7447	Signs	3,000	3,000	$ 0.42	$ 5.09		0
7448	Concrete Repair / Replacement	10,000	10,000	$ 1.41	$ 16.98		0
7504	Barcode Expenses	1,500	1,500	$ 0.21	$ 2.55		0
7510	Miscellaneous Expenses	1,000	1,000	$ 0.14	$ 1.70		0
Total Repairs & Maintenance		**$ 404,000**	**$ 411,000**	**$ 58**	**$ 698**	**$**	**7,000**
Expenses - Administrative							
7500	Screening Fees	1,500	0	$ -	$ -		(1,500)
8700	Website / Directory Expense	1,000	1,000	$ 0.14	$ 1.70		0
9010	Accounting Fees	6,000	6,000	$ 0.85	$ 10.19		0
9012	Legal Fees	25,000	25,000	$ 3.54	$ 42.44		0
9015	Management Contract	445,000	450,000	$ 63.67	$ 764.01		5,000
9024	Health Insurance	22,000	22,000	$ 3.11	$ 37.35		0
9030	Office Supplies	21,000	18,000	$ 2.55	$ 30.56		(3,000)
9072	Insurance	145,000	145,000	$ 20.51	$ 246.18		0
9075	Taxes / Licenses / Fees	3,500	4,500	$ 0.64	$ 7.64		1,000
9076	Required Equipment Testing	3,000	3,000	$ 0.42	$ 5.09		0
9093	Unallocated Expenditures	12,000	12,000	$ 1.70	$ 20.37		0
9820	Bad Debt	10,000	10,000	$ 1.41	$ 16.98		0
Total Administrative Expenses		**$ 695,000**	**$ 696,500**	**$ 99**	**$ 1,183**	**$**	**1,500**
Expenses - Reserve Funding							
9740	Pooled Reserves	354,028	365,004	$ 51.64	$ 619.70		10,976
9765	Hurricane Ins. Deductible (5%)	20,000	20,000	$ 2.83	$ 33.96		0
9771	Hurricane Cleanup	70,000	70,000	$ 9.90	$ 118.85		0
Total Reserve Funding		**$ 444,028**	**$ 455,004**	**$ 64.38**	**$ 772.50**	**$**	**10,976**
Total Expenses		**$ 3,034,528**	**$ 3,084,004**	**$ 436**	**$ 5,236**	**$**	**49,476**
			2025	**2026**			
TOTAL NUMBER OF UNITS			589	589			
2025 & 2026 Maintenace			$426.00	$433.00			
Increase Per Month / Unit				$7.00			
Percentage Increase				1.64%			