

NUMBER 1 CONDOMINIUM ASSOCIATION-PALM GREENS AT VILLA DEL RAY, INC.				
PROPOSED OPERATING BUDGET FOR THE PERIOD				
JANUARY 1, 2026 - DECEMBER 31, 2026				
Description	2025 Approved Budget	2025 June YTD Actual	2025 Projected Year End	2026 Proposed Budget
Monthly Assessments	\$ 570	\$ 285	\$ 570	\$ 580
Revenues				
Maintenance Fees	\$ 4,228,560	\$ 2,114,280	\$ 4,228,560	\$ 4,155,640
Reserve Income	\$ 450,000	\$ 225,000	\$ 450,000	\$ 605,000
Sales	\$ 2,500	\$ -	\$ -	\$ 1,500
Condo Questionnaire	\$ 500	\$ -	\$ -	\$ 500
Prior Year Surplus Roll Over	\$ 23,336	\$ 11,670	\$ 23,340	\$ -
Contra Revenue	\$ (5,000)	\$ (2,502)	\$ (5,004)	\$ (5,000)
Total Revenue	\$ 4,699,896	\$ 2,478,032	\$ 4,743,982	\$ 4,757,640
General & Administrative				
Accounting Fees	\$ 6,500	\$ 3,300	\$ 6,600	\$ 7,000
Management Fee	\$ 40,000	\$ 18,300	\$ 36,600	\$ 40,000
Bank Fees	\$ 250	\$ 35	\$ 70	\$ 1,390
Professional Fees	\$ 15,000	\$ 2,367	\$ 4,734	\$ 15,000
Fees & Permits	\$ 3,000	\$ 1,454	\$ 2,908	\$ 3,000
Recreation Condo Fee	\$ 484,272	\$ 242,136	\$ 484,272	\$ 500,000
Legal Fees	\$ 40,000	\$ 167,252	\$ 334,504	\$ 41,000
General & Administrative Total	\$ 589,022	\$ 434,844	\$ 869,687	\$ 607,390
Office Expenses				
Computer Support	\$ 7,500	\$ 1,357	\$ 2,715	\$ 5,000
Misc. Office Expenses	\$ 5,000	\$ 6,845	\$ 13,689	\$ 10,000
Contract Office Support	\$ 5,000	\$ -	\$ -	\$ -
Office Equipment	\$ 2,500	\$ 636	\$ 1,273	\$ 2,000
Office Supplies	\$ 3,000	\$ 337	\$ 673	\$ 3,000
Postage & Mail	\$ 10,000	\$ 4,998	\$ 9,996	\$ 5,000
Printing & Reproduction	\$ 4,000	\$ -	\$ -	\$ 4,000
Office Expenses Total	\$ 37,000	\$ 14,173	\$ 28,346	\$ 29,000
Insurance				
Employee Health Insurance	\$ 51,154	\$ 12,870	\$ 25,740	\$ 37,000
Insurance Package	\$ 1,494,500	\$ 739,718	\$ 1,479,435	\$ 1,262,000
Vehicle Insurance	\$ 6,000	\$ -	\$ -	\$ -
Insurance Totals	\$ 1,551,654	\$ 752,588	\$ 1,505,175	\$ 1,299,000
Grounds and Facility				
Fire Extinguishers	\$ 4,000	\$ -	\$ -	\$ 6,000
Grounds Maintenance	\$ 20,000	\$ 13,282	\$ 26,564	\$ 30,000
Landscape Contract	\$ 383,420	\$ 170,000	\$ 340,000	\$ 400,000
Landscape Enhancements	\$ 30,000	\$ 9,048		\$ 30,000
Pest Control	\$ 25,000	\$ 5,085	\$ 10,170	\$ 40,000
Pest Control - Termite	\$ 50,000	\$ 39,509	\$ 79,018	\$ 85,000
Tree Maintenance	\$ 65,000	\$ 68,433	\$ 136,866	\$ 70,000
Grounds and Facility Total	\$ 577,420	\$ 305,356	\$ 592,618	\$ 661,000
Personnel Expenses				
Gross Wages	\$ 450,000	\$ 215,902	\$ 370,117	\$ 450,000
Personnel Expenses Total	\$ 450,000	\$ 215,902	\$ 370,117	\$ 450,000
Utilities				

Cable	\$ 525,000	\$ 249,734	\$ 428,116	\$ 525,000
Electricity	\$ 47,000	\$ 25,231	\$ 43,253	\$ 45,000
Telephone/Internet	\$ 3,000	\$ 1,271	\$ 2,178	\$ 2,500
Dumpster - Trash Removal	\$ 10,000	\$ 6,810	\$ 11,675	\$ 15,000
Water & Sewer	\$ 340,000	\$ 180,007	\$ 308,584	\$ 330,000
Total Utilities	\$ 925,000	\$ 463,053	\$ 793,806	\$ 917,500
Repairs & Maintenance				
Building & Drywall Repairs	\$ 24,300	\$ 18,311	\$ 36,623	\$ 35,000
Electrical Repairs	\$ 5,000	\$ 9,293	\$ 18,585	\$ 25,000
Gutter Repairs & installation	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Pump Repairs	\$ -	\$ -	\$ -	\$ 5,000
Plumbing Repairs	\$ 36,000	\$ 26,498	\$ 52,996	\$ 60,000
Roof Repairs	\$ 10,000	\$ 2,100	\$ 4,200	\$ 10,000
Maintenance Supplies	\$ 2,500	\$ 2,137	\$ 4,274	\$ 5,000
Contingency	\$ 5,000	\$ 2,500	\$ 5,000	\$ 5,000
Irrigation Maintenance and Parts	\$ 30,000	\$ 5,511	\$ 11,021	\$ 30,000
Uniforms	\$ 500	\$ -	\$ -	\$ 750
Security - PBSO		\$ 1,608		\$ 4,000
Repairs & Maintenance Total	\$ 113,300	\$ 66,350	\$ 132,699	\$ 184,750
Vehicle Expenses				
Fuel/Oil	\$ 2,000	\$ 680	\$ 1,361	\$ 2,000
Golf Cart Repair	\$ 4,500	\$ 86	\$ 173	\$ 2,000
Truck Repair		\$ -	\$ -	\$ -
Vehicle Expenses Total	\$ 6,500	\$ 767	\$ 1,533	\$ 4,000
Reserves				
Pooled Reserves	\$ 450,000	\$ 225,000	\$ 450,000	\$ 605,000
Total Reserves	\$ 450,000	\$ 225,000	\$ 450,000	\$ 605,000
Total Expenses	\$ 4,699,896	\$ 2,478,032	\$ 4,743,982	\$ 4,757,640
Net Income/(Loss)	\$ -	\$ -	\$ -	\$ -