COVENTRY AT WOODFIELD COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.
2026 ADOPTED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
60 UNITS

	2025 ADOPTED BUDGET	YTD ACTUAL 9/30/2025	2026 ADOPTED BUDGET	2026 VARIANCE
INCOME				
Monthly maintenance fees	**606,000**	**454,500**	**672,000**	**66,000**
TOTAL INCOME	**$ 606,000**	**$ -**	**$ 672,000**	**$ 66,000**
UTILITY EXPENSES				
Electricity	10,000	8,585	11,200	1,200
Re-claimed Water	1,200	175	800	(400)
Water & Sewer	1,000	901	1,200	200
TOTAL UTILITY EXPENSES	**$ 12,200**	**$ 9,661**	**$ 13,200**	**$ 1,000**
OPERATING EXPENSES				
Landscape Maintenance (Common)	26,400	19,800	26,400	-
Fountain Repairs/Supplies	1,500	1,735	1,500	-
Fountain Maintenance	1,800	1,350	1,800	-
Street Light Repairs	2,000	8,010	2,500	500
Tree & Royal Palm Trimming 2X per year	13,000	27,006	17,000	4,000
Irrigation Repairs/Maintenance	2,500	1,840	2,500	-
Mulch	2,000	-	2,000	-
Landscape Improvements and Replacements	10,000	205	6,500	(3,500)
General Repairs/Maintenance	5,000	1,374	5,000	-
Pressure Cleaning	9,200	4,970	9,200	-
Landscape Light Contract	-	-	-	-
Holiday Lighting	2,000	2,036	4,200	2,200
Pest/L&O, Rodent, FWF, Palm Fertilizer	8,500	6,107	8,700	200
TOTAL OPERATING EXPENSES	**$ 83,900**	**$ 74,433**	**$ 87,300**	**$ 3,400**
ADMINISTRATIVE EXPENSES				
Insurance	9,800	7,581	10,000	200
Mailings/Postage/Copies/Misc.	1,200	1,328	1,200	-
Management Fees	17,390	13,042	18,290	900
Community Website/Portal	-	-	1,000	1,000
Tax Preparation/Review	2,500	1,875	2,500	-
Legal Fees	1,000	-	1,000	-
Taxes, Fees, Dues	75	123	125	50
Annual Dinner	4,500	6,161	6,800	2,300
Contingency /Special projects	23,775	1,275	20,925	(2,850)
TOTAL ADMINISTRATIVE EXPENSES	**$ 60,240**	**$ 31,385**	**$ 61,840**	**$ 1,600**
RESERVES				
General Reserve	41,000	30,750	41,000	-
TOTAL RESERVES	**41,000**	**30,750**	**41,000**	**-**
Coventry Total Expense	197,340	146,229	203,340	6,000
Woodfield Country Club HOA	408,660	306,495	468,660	60,000
TOTAL EXPENSES	**$ 606,000**	**$ 452,724**	**$ 672,000**	**$ 66,000**
COVENTRY MAINTENANCE ASSESSMENT PER LOT	**822**		**847**	**25**
WOODFIELD CC HOA	**1,703**		**1,953**	**250**
TOTAL QUARTERLY ASSESSMENTS: Note:Forecast based on expenses	**$ 2,525**		**$ 2,800**	**$ 275**