

2026 Budget
Naranja Lakes Condominium No. Five Association, Inc

Account	Account Name	2025 Budget	2026 Monthly	2026 Budget
Income				
5000	ASSESSMENT INCOME			
5005	Assessment Maintenance	1,446,373.44	111,644.00	1,339,728.00
5010	Reserve		15,167.00	182,004.00
	Total ASSESSMENT INCOME	1,446,373.44	126,811.00	1,521,732.00
5019	OTHER INCOME			
5030	Parking Rental - Decals - Clickers		50.00	600.00
5035	Laundry Income	9,420.00	550.00	6,600.00
5042	Collection Admin Fee		50.00	600.00
	Total OTHER INCOME	9,420.00	650.00	7,800.00
	Total Operating Income	1,455,793.44	127,461.00	1,529,532.00
Expense				
6000	ADMINISTRATIVE EXPENSES			
6020	Legal Fees	18,000.00	3,000.00	36,000.00
6021	Professional Fees	12,000.00	500.00	6,000.00
6030	Office Supplies - Printing & Postage	5,100.00	480.00	5,760.00
6035	Audit & Taxes	5,004.00	500.00	6,000.00
6042	Collection Fee		50.00	600.00
6045	Bank Charges	180.00	50.00	600.00
6050	Principal & Interest on Settlement AFS	33,300.00	2,775.00	33,300.00
6080	Coupons	1,212.00	101.00	1,212.00
6095	Miscellaneous Admin Expenses	600.00	50.00	600.00
	Total ADMINISTRATIVE EXPENSES	75,396.00	7,506.00	90,072.00
6500	LICENSES & PERMITS			
6505	Licenses, Permits and Violations	3,600.00	500.00	6,000.00
	Total LICENSES & PERMITS	3,600.00	500.00	6,000.00
7000	INSURANCE			
7005	Insurance - Pro, GL, D&O	507,205.44	32,865.00	394,380.00
	Total INSURANCE	507,205.44	32,865.00	394,380.00
7500	PERSONNEL EXPENSES			
7505	Payroll Maintenance	76,620.00	6,450.00	77,400.00
	Total PERSONNEL EXPENSES	76,620.00	6,450.00	77,400.00
7600	CONTRACTED SERVICES			
7605	Management Fee	54,000.00	4,500.00	54,000.00
7610	Lawn & Landscape	8,400.00	700.00	8,400.00
7615	Tree Trimming & Improvements	3,000.00	250.00	3,000.00
7625	Fire & Safety Services	5,076.00	563.00	6,756.00
7630	Pest Control	3,600.00	300.00	3,600.00
7640	Elevator Maintenance	15,516.00	1,393.00	16,716.00
7645	Elevator Emergency Phone	4,320.00	360.00	4,320.00
7650	Security Services	73,020.00	4,680.00	56,160.00
	Total CONTRACTED SERVICES	166,932.00	12,746.00	152,952.00
8000	UTILITIES			
8005	Electricity	38,400.00	3,200.00	38,400.00
8010	Water & Sewer	382,800.00	31,750.00	381,000.00
8015	Telephone & Internet	2,040.00	270.00	3,240.00
8025	Waste Service	53,400.00	4,960.00	59,520.00
8026	Bulk Trash Pick Up	3,600.00	300.00	3,600.00
	Total UTILITIES	480,240.00	40,480.00	485,760.00
8500	REPAIR & MAINTENANCE			
8505	Electrical Repair	6,000.00	834.00	10,008.00
8510	Plumbing Repair	60,000.00	5,275.00	63,300.00
8525	Fire Alarm & Extinguishers Repair	6,000.00	1,000.00	12,000.00
8535	Gate Repairs	1,500.00	100.00	1,200.00
8540	Elevator Repair & Inspections	9,000.00	1,000.00	12,000.00
8545	Cameras Repair		200.00	2,400.00
8550	Irrigation & Sprinkler System Repairs	1,800.00	100.00	1,200.00
8565	A/C Repair	300.00	50.00	600.00
8590	Maintenance & Cleaning Supplies	12,000.00	1,000.00	12,000.00
8595	General Repair & Maintenance	49,200.00	2,188.00	26,256.00
	Total REPAIR & MAINTENANCE	145,800.00	11,747.00	140,964.00
9000	TRANSFERS			
9010	Reserve Transfer		15,167.00	182,004.00
	Total TRANSFERS		15,167.00	182,004.00
	Total Operating Expense	1,455,793.44	127,461.00	1,529,532.00
	Total Operating Income	1,455,793.44	127,461.00	1,529,532.00
	Total Operating Expense	1,455,793.44	127,461.00	1,529,532.00
	NOI - Net Operating Income	0.00	0.00	0.00

RESERVE - NARANJA LAKES CONDOMINIUM NO. FIVE, INC.

January - December 2026

RESERVE ITEM	2026 Annual Contribution	2026 Monthly Contribution
Reserve - SIRS	182,000.00	15,166.67
TOTALS	182,000.00	15,166.67

Unit Type	% Ownership	# Units	2025 Maintenance without Reserve	2026 Maintenance with Reserve
Bldg A-B-C-D	0.00414000	240	499.00	525.00
DPH	0.00640000	1	771.40	811.59

Maintenance \$ 111,644.00

Reserve \$ 15,167.00

TOTAL \$126,811.00