Emerald Isle at Laguna Lakes Condominium Association, Inc.

2026 Proposed Budget

January 1, 2026 thru December 31, 2026

	2025 Approved Budget	2026 Proposed Budget
REVENUE		
05000 - Maintenance Income	2,751,505	2,334,083
Total Revenue	2,751,505	2,334,083
Administrative Expense		
09010 - Accounting	6,080	6,080
09012 - Legal Fees	15,000	10,000
09015 - Management /Mgr Payroll	161,000	140,000
09030 - Office Expense	1,500	4,600
09031 - Postage, Print, Admin-Coupon	6,204	4,700
09072 - Insurance Property/Package	477,000	420,000
09073 - Workers Compensation Insurance	724	725
09075 - License, Fee & Tax	931	1,500
09076 - Fees Payable to Division	1,448	2,000
09720 - Maintenance Staff (2 full time)	115,808	84,000
09820 - Bad Debt	25,850	5,000
Sub-Total Administrative Expense	811,544	678,605
Contract Services		
07210 - Security Contract	54,443	56,063
07218 - Tree Trimming	39,000	40,000
07219 - Landscape Maintenance	58,576	65,000
07220 - Pool Maintenance Contract	10,000	10,500
07230 - Lake Maintenance	2,442	2,515
07310 - Pest Control Contract	8,000	7,500
Sub-Total Contract Services	175,461	181,578
Repairs & Maintenance		
07410 - Building Repair & Maintenance	125,000	40,000
07419 - Gate Repair & Maintenance	8,000	2,500
07423 - Pool Repair	4,000	1,500
07424 - Pool Supplies / Chemicals	2,500	1,200
07430 - Lighting Electrical Repair	8,300	2,500
07440 - Irrigation Repair	4,000	2,500
07441 - Roof / Insurance / Warranty	150,000	150,000
07450 - Janitorial Supply	1,500	1,000
07460 - Golf Cart Repair & Maintenance	14,000	1,500
07470 - Fitness Equipment Repair	2,000	1,500
07480 - Fire Equipment Repair & Maintenance	38,000	38,000
Sub-Total Repairs & Maintenance	365,800	242,200
Utilities		
07110 - Electric - Clubhouse	25,000	21,000
07111 - Electric - House	30,000	25,000
07120 - Water & Sewer	535,700	455,000
07121 - Cable / DSL / Alarm	422,000	422,000
07130 - Waste Removal	96,000	83,400
Sub-Total Utilities	1,113,100	1,015,700
Reserve Funding		
09740 - Pooled Reserve	285,600	52,000
SIRS		164,000
Sub-Total Reserve Funding	285,600	216,000
Total Expenses	2,665,764	2,334,083
Net Surplus / Deficit	85,741	-

Unit Type	2026 Amount
A1	$408.27
A2	$406.13
A3	$425.39
A4	$408.27
B1	$497.35
B2	$497.35
C1	$568.93
C2	$568.93
C3	$590.91
C4	$568.93
D	$698.28