



Spanish Trace Condominium
Association, Inc.
Budget
January - December 2026

November 2025

12/9/25

Account Number	Account Name	Annual Budget 2025	Annual Budget 2026	Monthly Budget 2026
Income				
6000	INCOME:			
6310	Assessment Income	2,822,377.92	2,881,377.92	240,114.83
NEW	Previous Year Rollover	0.00	23,063.42	1,921.95
6342	Key Income	1,725.00	1,725.00	143.75
6345	Clickers	0.00	3,000.00	250.00
6346	Gate Cards and Decals	3,800.00	3,000.00	250.00
6425	Club House Rental	1,300.00	0.00	0.00
6426	Rent Income	11,000.00	9,000.00	750.00
6810	Laundry Income	65,000.00	74,500.00	6,208.33
6920	Miscellaneous Income	3,500.00	5,900.00	491.67
6932	Application Estoppel	23,000.00	24,000.00	2,000.00
Total INCOME:		2,931,702.92	3,025,566.34	252,130.53
Expense				
7000	GENERAL & ADMINISTRATIVE			
7030	Licenses and Permits Fees Expense	999.96	999.96	83.33
7031	Annual Report	61.20	1,885.75	157.15
7032	DBPR Fees Expense	2,016.00	2,016.00	168.00
7042	Fire Inspections	4,350.00	16,000.00	1,333.33
7140	Audit Fees	6,500.00	2,750.00	229.17
7160	Legal Fees	25,000.00	18,000.00	1,500.00
7161	DBPR Monitor	1,300.00	1,300.00	108.33
7250	Bank Charges	2,499.98	0.00	0.00
7270	Screening Services Fees	4,250.00	4,250.00	354.17
7280	Insurance Package	1,328,201.67	1,184,648.63	98,720.72
7282	Worker's Compensation	4,031.34	5,912.69	492.72
7320	Office Expenses and Supplies	8,487.30	12,000.00	1,000.00
7400	Postage, Printing & Delivery	13,601.58	10,000.00	833.33
7990	Bad Debt Expense	3,000.00	0.00	0.00
Total GENERAL & ADMINISTRATIVE		1,404,299.01	1,259,763.03	104,980.25
8600	PERSONNEL EXPENSE			
8620	Clerical/Office Salary	26,520.00	28,730.00	2,394.17
8660	Maintenance & Janitorial Salary	182,520.00	254,072.00	21,172.67
8730	Employer's Payroll Taxes Exp	18,902.16	25,376.55	2,114.71
Total PERSONNEL EXPENSE		227,942.16	308,178.55	25,681.55
8900	UTILITIES			
8910	Electricity	44,215.65	46,040.16	3,836.68
8930	Water & Sewer	257,746.86	330,881.36	27,573.45
8950	Gas	9,770.50	9,770.40	814.20
8990	Telephone	8,221.48	10,000.92	833.41
8992	Internet & Cable Services	3,847.10	4,650.84	387.57
Total UTILITIES		323,801.59	401,343.68	33,445.31
9000	MAINTENANCE			
9012	Tree Removal/Trimming/Replace	15,000.00	15,000.00	1,250.00
9040	Gate Repairs and Maintenance	11,000.00	8,000.00	666.67
9042	Club House / Gym Equip Repairs	3,000.00	6,000.00	500.00
9043	Golf Car Repairs	2,000.00	2,000.00	166.67
9050	Fire Equipment Maintenance	4,500.00	4,500.00	375.00
9110	Gen. Maint. & Repair	57,200.00	57,200.00	4,766.67
9140	Roof Repairs	12,000.00	12,000.00	1,000.00
9141	Roof Cleaning	27,000.00	27,000.00	2,250.00
9170	Pest Control	10,000.00	8,000.00	666.67
9176	Pool Repairs	20,000.00	20,000.00	1,666.67
9180	Plumbing Repairs - Common	20,000.00	20,000.00	1,666.67
9190	Electrical Repairs	17,500.00	17,500.00	1,458.33
9250	Maintenance Supplies	46,355.16	46,355.16	3,862.93
9265	Computer Repairs	500.04	500.04	41.67
Total MAINTENANCE		246,055.20	244,055.20	20,337.93
9600	CONTRACT SERVICE			
9610	Lawn Maint. & Landscaping	79,920.00	80,400.00	6,700.00
9612	Web Maintenance	900.00	900.00	75.00
9620	Pool Services	16,200.00	18,849.00	1,570.75
9630	Alarm Services	29,307.36	16,589.28	1,382.44
9650	Security Services	125,000.00	146,183.00	12,181.92
9660	Management Fees	117,108.00	121,788.00	10,149.00
9664	Golf Cart Lease	2,629.56	2,629.56	219.13
9672	Lease Copier	3,540.00	2,169.96	180.83
9700	Waste Collections	125,000.00	133,717.08	11,143.09
Total CONTRACT SERVICE		499,604.92	523,225.88	43,602.16
9900	RESERVES			
9910	Reserves - Transfer	230,000.04	289,000.00	24,083.33
Total RESERVES		230,000.04	289,000.00	24,083.33
Total Operating Expense		2,931,702.92	3,025,566.34	252,130.53

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12/9/25

Ana Maria
guy ley

Alfredo Beld

B. Nnn

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12/8/25

Bozadant
Adrian Bala
Dr. J. J.
Carla J. Gumpel
B. M.

November 2025

Spanish Trace Condominium
 Association, Inc.
 Budget Reserves
 January - December 2026

Percent of Ownership	Unit Type	Number of Units	MONTHLY FEE 2025 (Jan - Jun 2025)	MONTHLY FEE 2026	Fee Increase 2025 Vs. 2026	FULL Percentage of Increase
0.001605	A	232	\$377.49	\$385.38	\$7.89	2.09%
0.002140	B	208	\$503.32	\$513.85	\$10.52	2.09%
0.002852	C	64	\$670.78	\$684.81	\$14.03	2.09%
		504				

Reserve Calculation - Using The Pooled Reserves Applied To Individual Components

Total Yearly Pre-Approved Pooled Reserves		\$289,000.00								
** These reserve calculations were prepared without the assistance of a professional Reserve Analyst, Engineer, or Reserve Study										
MAJOR COMPONENT	Replacement Cost Or Component	Funds Collected As Of 12 / 2025 (Un-Audited)	End of Year Adjustments	Funds Collected As Of 12 / 2025 (Un-Audited) after adjustments	Fundable Reserves	Estimated Useful Life		Approved Funding		
						Expected	Remaining	Yearly Collected Reserve Amount	Monthly Reserve Amount	
Pooled Reserves Funding										
Statutory										
	Paving / Seal Coating	30,000.00	20,384.69		20,384.69	9,615.31	6	1	2,196.78	183.07
	Exterior / Painting	350,000.00	313,693.03		313,693.03	36,306.97	10	1	8,294.95	691.25
	Roofing	2,000,000.00	1,106,719.75		1,106,719.75	893,280.25	15	2	102,042.59	8,503.55
	Pool and deck resurfacing	35,000.00	14,159.40		14,159.40	20,840.60	6	1	4,761.39	396.78
Non Statutory										
	Tree Trimming	38,000.00	(11,153.23)		(11,153.23)	49,153.23	2	1	11,229.90	935.82
	Plumbing / Maintenance and Upgrades	52,000.00	46,090.49		46,090.49	5,909.51	5	1	1,350.13	112.51
	Termite Extermination/Treatment	50,000.00	45,882.20		45,882.20	4,117.80	2	1	940.78	78.40
	Gates / Repairs and Maintenance	50,000.00	50,000.00		50,000.00	0.00	6	1	0.00	0.00
	Canopies / Balconies (Wood Structures)	200,000.00	(463,335.60)		(463,335.60)	663,335.60	15	1	151,550.38	12,629.20
	Landscaping Improvements	82,709.36	82,709.36		82,709.36	0.00	3	1	0.00	0.00
	Lighting and Electrical Systems	40,000.00	39,688.32		39,688.32	331.68	9	1	75.78	6.31
	Capital Improvement	40,000.00	11,298.63		11,298.63	28,701.37	5	1	6,557.32	546.44
		2,967,709.36	1,256,117.04	0.00	1,256,117.04	1,711,592.32			289,000.00	24,083.33

