

2026 PROPOSED ANNUAL OPERATING BUDGET - Village of Palm Bay Homeowner's Association, Inc.

PROPOSED

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	ACTUAL		BUDGET	FISCAL YEAR 01/01/2025 - 12/31/2026		Monthly Amounts 2025
	2025			2026		
	As Of 06/30/2025	Estim As Of 12/31/2025		Budgeted Yearly	Monthly	
INCOME						
40101 Owner Assessments	\$ 205,543.00	\$ 411,086.00	\$ 412,190.02	\$ 34,349.44	\$ 412,193.33	\$ 34,349.44
40102 Late Fees & Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40103 Non - Sufficient Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40104 Violations & Fines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40108 Legal & Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40172 Owner Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40191 Bank Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income Total	\$ 205,543.00	\$ 411,086.00	\$ 412,190.02	\$ 34,349.44	\$ 412,193.33	\$ 34,349.44
EXPENSES						
Contracted Services						
50700 Management Fees	\$ 14,284.78	\$ 28,569.56	\$ 29,750.11	\$ 2,483.34	\$ 29,750.11	\$ 2,483.34
50009 Janitorial Personnel	\$ 35,101.32	\$ 70,202.64	\$ 83,200.00	\$ 6,933.33	\$ 83,200.00	\$ 6,933.33
50031 Employee Insurance	\$ 3,986.00	\$ 7,972.00	\$ 7,932.00	\$ 661.00	\$ 7,932.00	\$ 661.00
50729 Landscaping	\$ 53,480.00	\$ 106,960.00	\$ 60,400.00	\$ 5,033.33	\$ 60,400.00	\$ 5,033.33
50736 Pool Maintenance Contract	\$ 3,000.00	\$ 6,000.00	\$ 6,000.00	\$ 500.00	\$ 6,000.00	\$ 500.00
Contracted Services Total	\$ 109,832.10	\$ 219,664.20	\$ 177,282.11	\$ 14,163.14	\$ 169,957.67	\$ 14,163.14
General & Administrative						
50143 Loan Admin Fees	\$ 5,075.15	\$ 10,150.30	\$ 44,954.78	\$ 3,746.23	\$ 44,954.78	\$ 3,746.23
50144 Bank Fees	\$ 580.00	\$ 1,160.00	\$ 1,560.00	\$ 130.00	\$ 1,560.00	\$ 130.00
50101 Accounting Fees	\$ 2,200.02	\$ 4,400.04	\$ 2,250.00	\$ 187.50	\$ 2,250.00	\$ 187.50
50106 Legal Fees	\$ 2,770.00	\$ 5,540.00	\$ 18,000.00	\$ 1,500.00	\$ 18,000.00	\$ 1,500.00
50112 Website	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
50117 Coupon Books	\$ 2,700.00	\$ 5,400.00	\$ 5,725.00	\$ 477.08	\$ 5,725.00	\$ 477.08
50120 Office Supplies	\$ 2,520.15	\$ 5,040.30	\$ 7,200.00	\$ 477.08	\$ 7,200.00	\$ 477.08
50121 IT Services	\$ 1,248.00	\$ 2,496.00	\$ 2,496.00	\$ 208.00	\$ 2,496.00	\$ 208.00
50112 Insurance	\$ 17,799.86	\$ 35,599.72	\$ 34,106.00	\$ 3,158.74	\$ 37,904.91	\$ 3,158.74
50177 Licenses, Permits, & Inspections	\$ 2,841.87	\$ 5,683.74	\$ 700.00	\$ 58.33	\$ 700.00	\$ 58.33
50180 Administrative Collection Fees	\$ -	\$ -	\$ 1,700.00	\$ 141.67	\$ 1,700.00	\$ 141.67
50190 Bad Debt	\$ (15,133.06)	\$ (30,266.10)	\$ 9,000.00	\$ 750.00	\$ 9,000.00	\$ 750.00
50193 Unit 901 Assessments	\$ 630.00	\$ 1,260.00	\$ 1,800.00	\$ 150.00	\$ 1,800.00	\$ 150.00
General & Administrative Total	\$ 23,232.00	\$ 46,464.00	\$ 129,491.76	\$ 10,954.64	\$ 131,815.67	\$ 10,954.64
Repairs & Maintenance						
50501 General Maintenance & Repairs	\$ 20,145.10	\$ 40,290.20	\$ 20,544.00	\$ 2,000.00	\$ 24,000.00	\$ 2,000.00
50526 Gate & Entry System Repairs	\$ 19,320.00	\$ 38,640.00	\$ 15,568.00	\$ 1,628.00	\$ 19,536.00	\$ 1,628.00
50542 Maintenance Supplies	\$ 3,462.55	\$ 6,925.10	\$ 6,000.00	\$ 400.00	\$ 4,800.00	\$ 400.00
50529 Golf Cart	\$ -	\$ -	\$ 6,000.00	\$ 400.00	\$ 4,800.00	\$ 400.00
50744 Lake Maintenance	\$ -	\$ -	\$ 8,000.00	\$ 666.67	\$ 8,000.00	\$ 666.67
50600 Pool Maintenance	\$ -	\$ -	\$ 6,000.00	\$ 500.00	\$ 6,000.00	\$ 500.00
50745 Tree Trimming	\$ 6,150.00	\$ 12,300.00	\$ 12,684.00	\$ 1,057.00	\$ 12,684.00	\$ 1,057.00
Repairs & Maintenance Total	\$ 61,077.65	\$ 102,155.30	\$ 74,816.00	\$ 6,651.67	\$ 79,820.00	\$ 6,651.67
Utilities						
50200 Electricity	\$ 7,504.83	\$ 15,009.66	\$ 14,400.00	\$ 1,200.00	\$ 14,400.00	\$ 1,200.00
50201 Water & Sewer	\$ 361.39	\$ 722.78	\$ 6,000.00	\$ 500.00	\$ 6,000.00	\$ 500.00
50206 Telephone	\$ 2,038.17	\$ 4,076.34	\$ 3,000.00	\$ 250.00	\$ 3,000.00	\$ 250.00
50206 Gas	\$ 2,285.48	\$ 4,570.96	\$ 7,200.00	\$ 600.00	\$ 7,200.00	\$ 600.00
Utilities Total	\$ 12,189.87	\$ 24,379.74	\$ 30,600.00	\$ 2,550.00	\$ 30,600.00	\$ 2,550.00
Total Expenses W/o Reserves	\$ 196,331.62	\$ 392,663.24	\$ 412,189.87	\$ 34,349.44	\$ 412,193.33	\$ 34,349.44
Reserves - Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Contributions Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 196,331.62	\$ 392,663.24	\$ 412,189.87	\$ 34,349.44	\$ 412,193.33	\$ 34,349.44

Figures contained in this budget delivered to the owners and/or potential buyers prepared in accordance with the law, are estimated only and represent an approximation of future expenses based on facts and circumstances existing at the time of the preparation of the budget by Affinity Management Services LLC. Actual costs of such items may vary the estimated cost; such changes in cost do not constitute material adverse changes.

Current Monthly Maintenance Fee	Proposed Monthly Maintenance Fee
\$ 150.00	\$150.00
Per Unit Maintenance	

Victor Sizoo