

Coconuts at Bonaventure Homeowners Assoc., Inc.

Approved Budget with Full Reserves for the period of
January 1, 2026 - December 31, 2026

Description	2025 Approved Budget	2026 Approved Budget
Revenues		
Maintenance Fees	1,244,871.57	1,304,820.25
Contra Revenue - Bad Debt	0.00	0.00
Gate Card/Clicker Income	0.00	0.00
Late Fees	0.00	0.00
Bank Interest Income	0.00	0.00
Comcast Rebate	9,525.00	34,925.00
Prior Year Surplus		52,000.00
Total Revenues	1,254,396.57	1,391,745.25
Administrative Expenses		
Insurance	411,398.87	381,647.12
Office Expenses	10,000.00	14,000.00
Website	2,340.00	2,340.00
Accounting	5,000.00	5,000.00
Legal Fees	15,000.00	20,000.00
Office Personnel	28,173.60	29,018.81
Personnel Health Benefits	4,290.00	4,500.00
Management Services Contract	82,679.83	84,912.19
Total Administrative Expenses	558,882.30	541,418.11
Operating Expenses		
Lawn Maintenance	97,850.00	99,750.00
Landscape Extras	20,000.00	48,400.00
Bee Removal	5,000.00	10,000.00
Tree Maintenance	25,000.00	35,000.00
Irrigation Maintenance Contract	12,236.40	12,848.22
Irrigation - Repairs & Maintenance	12,000.00	12,000.00
General Repairs & Maintenance	24,099.83	91,000.00
Janitorial Service	14,000.00	14,000.00
Pressure Cleaning	5,000.00	5,000.00
Pest Control	8,114.40	8,520.14
Parking Enforcement	13,000.00	13,000.00
Electricity	14,980.00	15,579.20
Cable TV	222,441.30	210,437.58
Trash Removal - Bulk pickup	5,000.00	10,000.00
Holiday Lights	7,850.00	7,850.00
Total Operating Expenses	486,571.93	593,385.14
Reserves		
Roof / Gutters / Facia / Gen. Bldg.	125,000.00	125,000.00
Painting - 2014 Repaint	70,000.00	70,000.00
Pavement	13,942.33	13,942.00
Sealcoasting		13,000.00
Landscape Extras		5,000.00
Signs/Lights/Mailbox		5,000.00
Irrigation Clocks/Pumps		5,000.00
Hurricane Clean Up		10,000.00
Drainage		10,000.00
Total Reserves	208,942.33	256,942.00
Total Expenses	1,254,396.56	1,391,745.25

Coconuts at Bonaventure Homeowners Assoc., Inc.

Approved Budget with Full Reserves for the period of
January 1, 2026 - December 31, 2026

Net Income/(Loss)	0.00	0.00
Monthly Maintenance Fee	272.28	285.39

Allen
10/29/25