

Silver Shores Master Association
Proposed Budget 2026
January 1, 2026 to December 31, 2026

<u>Description</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
Revenues		
Maintenance Fees	\$3,447,240.00	\$3,821,940.00
Fines	\$0.00	\$0.00
Screening Fees	\$4,500.00	\$4,500.00
Access Control Cred	\$1,000.00	\$1,000.00
Late Fees	\$12,000.00	\$12,000.00
Clubhouse Rental Income	\$6,000.00	\$9,000.00
Tennis Court Income	\$3,600.00	\$3,600.00
Legal Fee Income	\$500.00	\$500.00
Vending Machine Income	\$0.00	\$0.00
	\$3,474,840.00	\$3,747,000.00
General/Admin Expenses		
Insurance	\$170,300.00	\$195,500.00
Administrative Expenses	\$2,500.00	\$2,500.00
Printing and Postage	\$12,000.00	\$12,000.00
Office Expenses	\$16,000.00	\$11,000.00
Web Site	\$2,000.00	\$2,000.00
Miscellaneous	\$15,168.04	\$17,133.04
Audit Fees	\$8,500.00	\$8,500.00
Legal Fees	\$16,000.00	\$16,000.00
License, Fees, Permits/Taxes	\$3,000.00	\$3,000.00
Unpaid Maint-Delinq. Accounts	\$17,000.00	\$12,000.00
Office Personnel	\$286,857.40	\$290,464.30
Management Service Contract	\$90,000.00	\$95,000.00
Operating Fund Balance	\$74,640.00	\$52,060.00
TOTAL GEN/ADMIN EXPENSES	\$713,965.44	\$717,157.34
Utilities		
Electricity	\$190,100.00	\$190,100.00
Water & Sewer	\$37,570.00	\$37,000.00
Trash Removal	\$12,000.00	\$19,000.00
Telephone	\$15,000.00	\$13,000.00
Irrigation Water	\$0.00	\$0.00
TOTAL UTILITIES	\$254,670.00	\$259,100.00
Access Control/Gatehouse		
Security Gate House	\$774,000.00	\$830,000.00
Gatehouse Repairs & Maintenance	\$48,000.00	\$65,000.00
Camera Maintenance	\$15,000.00	\$20,000.00
SOS Gate System	\$38,000.00	\$38,000.00
Access Control	\$5,000.00	\$10,000.00
TOTAL ACCESS CONTROL/GATEHOUSE	\$880,000.00	\$963,000.00

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Grounds Maintenance		
Lawn Maintenance	\$375,975.00	\$400,000.00
Landscape Replacement	\$40,000.00	\$80,000.00
landscape Mulch	\$35,000.00	\$35,000.00
Tree/Hedge Trimming	\$115,000.00	\$100,000.00
Landscape-Swale	\$20,000.00	\$0.00
Swale tree Replacement	\$20,000.00	\$0.00
Irrigation-Repairs & Maintenance	\$30,000.00	\$40,000.00
Lake Preserve Maintenance	\$32,000.00	\$47,000.00
General Clubhouse Repairs & Maintenance	\$110,000.00	\$120,000.00
Repairs & Maintenance Lighting	\$20,000.00	\$30,000.00
Sidewalk Repairs	\$0.00	\$0.00
Sign Repair & Maintenance	\$18,000.00	\$18,000.00
Pressure Cleaning	\$28,000.00	\$24,000.00
Holiday Lighting	\$18,000.00	\$18,000.00
Pest Control	\$31,000.00	\$10,000.00
Fountain Repairs & Maintenance	\$5,000.00	\$5,000.00
Playground Maintenance	\$4,000.00	\$4,000.00
TOTAL GROUNDS MAINTENANCE	\$901,975.00	\$931,000.00
Recreation (Sports, Aquatic/Tennis)		
Pool Maintenance	\$45,310.00	\$62,700.00
Tennis Court Maintenance	\$8,000.00	\$6,000.00
Fitness Equipment Maintenance	\$24,000.00	\$39,000.00
TOTAL RECREATION	\$77,310.00	\$107,700.00
Clubhouse		
Mainbtenance/Janitorial Personnel	\$115,919.56	\$119,341.80
AC Maintenance Contract	\$8,000.00	\$8,000.00
Alarm Monitoring-Clubhouse	\$0.00	\$0.00
Maintenance/Janitorial Personnel	\$123,919.56	\$127,341.80
Reserves		
Hurricane Reserve	\$40,000.00	\$100,000.00
Privacy Wall Maintenance-Reserve	\$4,000.00	\$4,000.00
Playground Upgrade - Reserve	\$100,000.00	\$56,000.00
Steel Gate at Entrance-Reserves	\$0.00	\$0.00
General Reserves	\$251,000.00	\$281,700.59
Sealcoating Reserves	\$145,000.00	\$200,000.00
TOTAL RESERVES	\$540,000.00	\$641,700.59
TOTAL EXPENSES	\$3,474,840.00	\$3,746,999.73
MONTHLY MAINTENANCE FEE	230 Per Month	\$250.00