Pembroke Isles Homeowners, Inc.
Approved Budget with Full Reserves for period
January 01, 2026 - December 31, 2026

Description	2025 Approved Budget	2026 Proposed Budget
Revenues		
Maintenance Fees	5,935,289.57	6,143,180.54
Adminstrative Income	0.00	0.00
Social Activities/ Events	0.00	0.00
Bulk Cable Compensation	39,093.72	39,093.72
Late Fee Income/Interest Income	35,000.00	40,000.00
Violation Income	30,000.00	30,000.00
Mailbox Key Replacement	100.00	100.00
Clubhouse rental	2,000.00	6,000.00
Transfer Fees	2,500.00	0.00
Interest Income	0.00	0.00
Barcode Income	20,000.00	25,000.00
Member IDs	3,000.00	4,500.00
Pavilion Rental Income	1,000.00	1,000.00
Franchisee/Vendor Income	12,000.00	12,000.00
Community Watch Income	20,000.00	20,000.00
Gate Damage Reimbursement	0.00	0.00
Legal Fees/Attorney Fees	0.00	0.00
NSF Income	0.00	3,000.00
Prior Year Surplus	140,000.00	240,000.00
Miscellanous Income	0.00	0.00
Total Revenue	**6,239,983**	**6,563,874.26**
Administrative Expenses		
Other Professional Services	11,900.00	6,900.00
Bad Debt	0.00	7,000.00
General Legal Fees	30,000.00	30,000.00
License, Permits, Fees & Taxes	4,500.00	4,500.00
Office Supplies	7,000.00	7,000.00
Postage	4,000.00	6,000.00
Copies	2,500.00	4,000.00
Computer Expenses	4,500.00	4,500.00
Gatehouse Supplies	0.00	2,500.00
Social Activities/ Events	0.00	0.00
Legal Fees - Collections	15,000.00	15,000.00
Meetings Food & Beverage	150.00	150.00
Assoc. Owned Property		
Staff Bonuses	5,000.00	5,000.00
Subscriptions	6,000.00	6,708.60
ONR	4,508.10	5,912.00
Signage	500.00	500.00
Other Mgmt Fees	6,500.00	3,000.00
Printing	5,500.00	4,000.00
Breakroom Supplies	500.00	1,500.00
Phone, Internet, Cable&WI-FI	20,000.00	25,000.00
Staff Uniforms	2,000.00	3,000.00
Total Administrative Expenses	**130,058**	**142,170.60**
Insurance		
Commercial Property	210,903.50	193,211.75
Vehicle Insurance	6,298.95	5,624.85
Total Insurance	**217,202**	**198,836.60**

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Description	2025 Approved Budget	2026 Proposed Budget
Contract Services		
Accounting Fees	38,852.71	63,801.00
Security - Contract	542,997.12	653,070.09
Bulk Cable TV	1,400,000.00	802,962.33
Bulk Interent		634,178.94
Alarm Monitoring	272,907.60	272,907.60
Pool Service	76,540.00	76,540.00
Ground Maintenance - Mowing -	1,209,254.00	1,342,150.00
Hardwood Tree Trimming	75,000.00	85,500.00
Management	77,705.33	81,590.60
Gym Equipment Maintenance	1,800.00	1,800.00
Fire Alarm Monitoring	385.20	1,000.00
Copier	5,000.00	5,000.00
Storage	1,650.00	0.00
Mulching/Soil	172,800.00	62,400.00
Pruning/Trimming Palms	190,000.00	205,000.00
Wetlands Maintenance	45,600.00	47,880.00
Holiday Lighting	20,400.00	21,122.87
Access Control Software	15,000.00	13,009.08
Gate Maintenance	23,760.00	23,760.00
Total Contract Services	**4,169,652**	**4,393,672.51**
Labor Expense		
Management & Club Staff	391,387.41	344,632.29
Staff Health Insurance	42,900.00	36,720.00
Maintenance/Housekeeping Staff	216,991.46	225,711.05
Community Watch	71,828.19	71,116.54
Total Labor Expense	**723,107.06**	**678,179.88**
Repairs & Maintenance		
Member ID Cards	3,000.00	4,500.00
Pet Waste Station & Supplies	2,000.00	3,000.00
Pool Furniture / Umbrellas	1,000.00	1,000.00
Electrical Repairs	5,000.00	5,000.00
Air Conditioner Repair	2,000.00	2,000.00
Duct Cleaning	0.00	0.00
Common Areas Maintenance - Paint	2,000.00	3,500.00
Pool/Spa Repairs	5,000.00	6,000.00
Gym Repairs & Maintenance	3,000.00	6,500.00
Irrigation Repairs	25,000.00	25,000.00
Landscape Extras and Replacement	15,000.00	20,000.00
Common Area Repairs/Maintenance	20,000.00	20,000.00
Maintenance - Supplies	5,500.00	5,500.00
Custodial Supplies	5,000.00	5,000.00
Pest & Rodent Control Extras	2,000.00	2,500.00
Golf Cart	3,000.00	3,000.00
Roadway R&M	1,000.00	2,500.00
Wetland Restocking/Replanting	2,800.00	2,800.00
Lake Mitigation		6,400.00
Clubhouse Repairs/Maintenance	5,000.00	5,000.00
Fountain Maintenance	5,000.00	5,000.00
Gate Repair & Maintenance	10,000.00	10,000.00
Gate Arms	0.00	6,500.00
Gas: R&M Machines	10,000.00	10,000.00
Vehicle Maintenance	5,000.00	5,000.00
Tennis Courts Repairs & Maintenance	1,000.00	2,500.00
Misc. Tools	1,500.00	1,500.00
Total Repairs & Maintenance	**139,800.00**	**169,700.00**

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Description	2025 Approved Budget	2026 Proposed Budget
Community Watch		
Barcode Cost	2,000.00	2,000.00
Surveillance	6,000.00	6,000.00
Total Community Watch	**8,000.00**	**8,000.00**
Utilities		
Electricity	210,000.00	220,000.00
Water & Sewer	30,248.64	41,399.59
Total Utilities	**240,248.64**	**261,399.59**
Reserves		
Reserve Transfer	280,000.00	380,000.00
Total Reserves	**280,000.00**	**380,000.00**
Loan Payments		
Clubhouse Loan - Interest	68,888.65	79,248.54
Clubhouse Loan - Principal	263,026.43	252,666.54
Total Loan Payments	**331,915.08**	**331,915.08**
Total Expenses	**6,239,983.29**	**6,563,874.26**
Net Income/(Loss)	**0.00**	**0.00**
Monthly Maintenance Fee	**$395**	**$409**

Dated: 10/22/2025
Signed: