Oakbridge Property Owners Association, Inc.
Approved 2026 Budget
260 Units

Account	Description	2025 Approved Budget Partially	2026 Approved Budget Partially Funded	2026 Budget Fully Funded
INCOME:				
	Assessment Income	$ 823,492.00	$ 864,666.00	$ 1,028,960.84
	Clubhouse Rental Income	$ -	$ -	$ -
	Interest Income	$ -	$ -	$ -
	Late Fee Income	$ -	$ -	$ -
	Miscellaneous Income	$ -	$ -	
	Subtotal Income	**$ 823,492.00**	**$ 864,666.00**	**$ 1,028,960.84**
EXPENSES				
Administrative				
	Corporate Annual Report	$ 65.00	$ 65.00	$ 65.00
	Insurance Expense	$ 228,092.00	$ 269,266.00	$ 269,266.00
	Legal Fees	$ 20,000.00	$ 20,000.00	$ 20,000.00
	Accounting/Audit Fees	$ 5,000.00	$ 5,000.00	$ 5,000.00
	Office Expense	$ 5,500.00	$ 5,500.00	$ 5,500.00
	Screening Fees	$ -	$ -	$ -
	Licenses & Taxes	$ 15,000.00	$ 15,000.00	$ 15,000.00
	Bad Debt	$ 20,000.00	$ 20,000.00	$ 20,000.00
	Miscellaneous	$ 2,500.00	$ 2,500.00	$ 2,500.00
	Total Administrative Expenses	**$ 296,157.00**	**$ 337,331.00**	**$ 337,331.00**
Contracts				
	Management Services	$66,000.00	$ 66,000.00	$ 66,000.00
	Lawn Maintenance	$ 91,600.00	$ 91,600.00	$ 91,600.00
	Maintenance Personnel	$ 17,580.00	$ 17,580.00	$ 17,580.00
	Pool/Spa Contract	$ 6,000.00	$ 6,000.00	$ 6,000.00
	Lake Maintenance	$ 7,320.00	$ 7,320.00	$ 7,320.00
	Gate Maintenance	$ 7,500.00	$ 7,500.00	$ 7,500.00
	Website	$ 1,200.00	$ 1,200.00	$ 1,200.00
	Total Contract Services	**$197,200.00**	**$ 197,200.00**	**$ 197,200.00**
Repairs & Maintenance				
	R&M General	$ 20,000.00	$ 20,000.00	$ 20,000.00
	Tree Trimming	$ 10,000.00	$ 10,000.00	$ 10,000.00
	Landscape Extras	$ -	$ -	$ -
	Landscape Improvement	$ 5,000.00	$ 5,000.00	$ 5,000.00
	Roof Repairs	$ 60,000.00	$ 60,000.00	$ 60,000.00
	Irrigation	$ 5,000.00	$ 5,000.00	$ 5,000.00
	Pool Repairs	$ 2,000.00	$ 2,000.00	$ 2,000.00
	Golf Cart Repairs	$ 500.00	$ 500.00	$ 500.00
	Pool Furniture	$ 500.00	$ 500.00	$ 500.00
	Capital Improvements	$ 2,000.00	$ 2,000.00	$ 2,000.00
	Security Camera Repairs	$ 1,000.00	$ 1,000.00	$ 1,000.00
	Repairs and Maintenance Supplies	$ 1,000.00	$ 1,000.00	$ 1,000.00
	Tree Removal	$ -	$ -	$ -
	Vandalism	$ -	$ -	$ -
	White Fly/Termite Pest Control	$ 28,000.00	$ 28,000.00	$ 28,000.00
	Total Contract Services	**$ 135,000.00**	**$ 135,000.00**	**$ 135,000.00**
Utilities				
	Electricity	$ 23,000.00	$ 23,000.00	$ 23,000.00
	Water & Sewer	$ 5,000.00	$ 5,000.00	$ 5,000.00
	Telephone	$ 2,000.00	$ 2,000.00	$ 2,000.00
	Total Utilities	**$ 30,000.00**	**$ 30,000.00**	**$ 30,000.00**
	Total Expenses before Reserves	**$ 658,357.00**	**$ 699,531.00**	**$ 699,531.00**
Reserves				
	General			$ -
	Pacing/Resurfacing			$ -
	Mechanical Electrical	$ 2,500.00	$ 2,500.00	$ 239.56
	Sidewalks			$ 38,828.57
	Roof	$ 140,635.00	$ 140,635.00	$ 205,349.54
	Perimeter Wall	$ -	$ -	$ 61,086.67
	Pool Resurfacing	$ 17,500.00	$ 17,500.00	$ 4,213.56
	Tree Replacement	$ -	$ -	$ 9,560.00
	Security System	$ -	$ -	$ 338.50
	Clubhouse	$ 4,500.00	$ 4,500.00	$ 9,813.45
	TOTAL EXPENSES	**$ 823,492.00**	**$ 864,666.00**	**$ 1,028,960.84**
	Monthly Maintenance per home	$ 263.94	$ 277.14	$ 329.8

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FULLY FUNDED RESERVES

JANUARY 1, 2026- DECEMBER 31, 2026

Purpose	Estimated Remaining Life (Years)	Estimated Replacement Cost	Replacement Fund Balance 12/31/2025	Fully Funded Reserves 2026	Partially Funded Reserves 2026
General	9	$ 477,290.00	$657,322.94	$ -	
Mech/Electrical	12	$ 23,000.00	$ 20,125.32	$ 239.56	$ 2,500.00
Pool Resurfacing	4	$ 45,050.00	$ 28,195.78	$ 4,213.56	$ 17,500.00
Tree Replacement	1	$ 9,560.00	$ -	$ 9,560.00	-
Security System	6	$ 15,000.00	$ 12,968.99	$ 338.50	-
Sidewalks	7	$ 271,800.00	$ -	$ 38,828.57	
Clubhouse	29	$ 296,990.00	$ 12,400.00	$ 9,813.45	$ 4,500.00
Perimter Wall	3	$ 183,260.00	$ -	$ 61,086.67	-
Paving/Resufacing	7	$ 271,800.00	$ 83,897.56	$ -	
Roof	9	$ 2,830,660.00	$ 982,514.16	$ 205,349.54	$ 140,635.00
Interest			$ 121,576.95		
Unrealized Gain			$ 80,043.89		
Totals		**$ 4,424,410.00**	**$ 1,999,045.59**	**$ 349,429.84**	**$ 165,135.00**

Estimated Replacement Costs are based on estimates, therefore funding of the reserves will not reflect exact funding required.

Fund Balances are a estimated amount, due to the year year not ending.