

VILLAS CONDOMINIUM, INC.
Budget for the period January 1st, 2026 through December 31st, 2026
Budget Comparison Report 2025 to 2026
Calculated Monthly Average Projection 2025

	2026 Budget	2025 Budget	% Change	Projected Actual	% Variance From 2025
Income					
6310 Assessment Maintenance Fee	\$456,880.51	\$455,115.52	0.39	\$455,116.08	0.00
6330 Late Fee Income	\$0.00	\$0.00	0.00	\$3,649.53	100.00
6350 Admin. Fees Income	\$0.00	\$0.00	0.00	\$771.43	100.00
6360 Apply Interest Income	\$0.00	\$0.00	0.00	\$2,453.81	100.00
6380 Violation Fees Income	\$0.00	\$0.00	0.00	\$171.43	100.00
6390 NSF Charges Income	\$0.00	\$0.00	0.00	\$61.71	100.00
6395 Work Order Income	\$0.00	\$0.00	0.00	\$1,885.71	100.00
6840 Auto Decals	\$0.00	\$0.00	0.00	\$3,342.86	100.00
6810 Interest Income	\$0.00	\$0.00	0.00	\$81.03	100.00
Income Total	\$456,880.51	\$455,115.52	0.39	\$467,533.59	2.73
Expense					
7010 Management Fee	\$19,800.00	\$19,800.00	0.00	\$19,800.00	0.00
7020 Audit & Tax Service	\$6,000.00	\$4,000.00	50.00	\$8,100.00	102.50
7075 Annual Registrations MDC	\$227.50	\$178.00	27.81	\$227.50	27.81
7160 Legal Fees	\$4,000.00	\$4,800.00	-16.67	\$2,897.14	-39.64
7250 Bank Charges	\$0.00	\$0.00	0.00	\$61.71	100.00
7270 Annual Condo Fees	\$440.00	\$440.00	0.00	\$0.00	-100.00
7280 Corporate Annual Report	\$122.50	\$70.00	75.00	\$122.50	75.00
7290 Coupon Printing	\$660.00	\$350.00	88.57	\$660.00	88.57
7400 Printing, Postage & Mail	\$2,600.00	\$2,500.00	4.00	\$2,767.06	10.68
7430 License, Taxes, Permit	\$2,000.00	\$800.00	150.00	\$4,921.25	515.16
7500 Records Storage	\$420.00	\$420.00	0.00	\$420.00	0.00
Administrative Expenses Total	\$36,270.00	\$33,358.00	8.73	\$39,977.17	19.84
8010 Insurance Property	\$85,110.00	\$86,537.60	-1.65	\$85,013.63	-1.76
8015 Insurance - Exc. Property	\$4,389.85	\$4,578.14	-4.11	\$4,410.62	-3.66
8020 Insurance - Liability	\$20,267.29	\$21,206.82	-4.43	\$20,323.30	-4.17
8040 Insurance - Directors & Officers	\$3,371.38	\$3,385.52	-0.42	\$3,357.68	-0.81
8050 Insurance - Fidelity Bond	\$639.33	\$639.46	-0.02	\$645.16	0.89
Insurance Expenses Total	\$113,777.85	\$116,347.54	-2.21	\$113,750.88	-2.23
8910 Electricity	\$6,938.33	\$6,600.00	5.13	\$6,938.33	5.13
8930 Water & Sewer	\$133,000.00	\$100,000.00	33.00	\$132,789.17	32.79
8990 Telephone / Internet	\$2,287.20	\$2,214.12	3.30	\$2,287.20	3.30
Utilities Total	\$142,225.53	\$108,814.12	30.71	\$142,014.70	30.51
9010 Tree Trimming Maintenance	\$0.00	\$0.00	100.00	\$84,971.43	100.00
9110 Building Gen. Maint & Repair	\$15,000.00	\$10,000.00	50.00	\$29,713.71	197.14
9120 Roof Repair	\$5,500.00	\$0.00	100.00	\$9,428.57	100.00
9140 Plumbing & Drain Repair	\$10,000.00	\$8,000.00	66.67	\$13,140.00	119.00
9160 Pool Repairs	\$6,000.00	\$600.00	900.00	\$7,726.29	1187.71
9170 Fire Equipment Repair	\$0.00	\$600.00	-100.00	\$0.00	-100.00
9200 Maintenance Supplies	\$100.00	\$0.00	100.00	\$124.92	100.00
Maintenance - Repairs Total	\$36,600.00	\$17,200.00	112.79	\$125,104.92	627.35
9610 Lawn Maint. & Landscaping	\$38,400.00	\$38,400.00	0.00	\$38,400.00	0.00
9620 Pool Maint Services	\$6,000.00	\$6,000.00	0.00	\$6,000.00	0.00
9650 Pest Control	\$1,980.00	\$1,980.00	0.00	\$1,345.71	-32.03
9670 Janitorial Services	\$9,600.00	\$9,600.00	0.00	\$9,600.00	0.00
Contracts Total	\$55,980.00	\$55,980.00	0.00	\$55,345.71	-1.13
9910 Reserves - Exterior Painting	\$9,103.25	\$12,103.26	-24.79	\$12,103.32	0.00
9920 Reserves - Roof Replacement	\$33,048.17	\$65,541.69	-48.58	\$65,541.72	0.00
9930 Reserves - Pool Resurfacing	\$535.76	\$1,196.15	-55.21	\$1,196.16	0.00
Reserves - Sealcoating	\$12,710.95	\$44,574.76	-71.48	\$44,574.72	0.00
Reserves - Recertification 50 Years	\$5,432.67	\$0.00	0.00	\$0.00	100.00
Due To Reserves	\$11,198.32	\$0.00	0.00	\$0.00	100.00
Reserves Transfer Total	\$72,027.13	\$123,415.86	-41.64	\$123,415.92	0.00
Total	\$456,880.51	\$455,115.52	-100.00	\$599,609.31	31.75
Net Income	\$0.00	\$0.00	0.00	(\$132,075.72)	-100.00

PERCENTAGE OF OWNER	UNIT TYPE	# OF UNITS	MONTHLY MAINTENANCE 2026	MONTHLY RESERVE 2026	TOTAL MONTHLY PER UNIT 2026	MONTHLY PER UNIT 2025
0.81%	A	34	\$259.76	\$48.62	\$308.37	\$308.37
0.93%	B	64	\$298.07	\$55.82	\$353.89	\$353.89
1.05%	C	12	\$338.38	\$63.02	\$399.40	\$399.40
		110	\$384,853.38	\$72,027.13	\$456,880.51	

ITEMS	Estimated Cost	Funds Balance 12/31/2025	Fundable Reserves	Remaining Life/Years	Monthly	Yearly
Reserves - Contingency	\$0.00	(\$7,000.00)	\$0.00	9	\$0.00	\$0.00
Reserves - Hurricane	\$24,999.96	\$24,999.96	\$0.00	0	\$0.00	\$0.00
Reserves - Exterior Paint	\$150,000.00	\$53,174.00	\$96,826.00	8	\$758.60	\$9,103.25
Reserves - Pool	\$15,000.00	\$10,713.89	\$4,286.11	8	\$44.65	\$535.76
Reserves - Roof	\$2,000,000.00	\$135,521.86	\$1,864,478.14	29	\$2,753.85	\$33,046.17
Reserves - Sealcoating	\$200,000.00	\$96,734.30	\$103,265.70	6	\$1,059.25	\$12,710.95
Reserves - Recertification 50 Years		(\$36,663.37)	\$36,663.37	5	\$452.72	\$5,432.67
Due To Reserves		(\$55,491.60)	\$55,491.60	5	\$933.19	\$11,198.32
TOTAL RESERVES	\$2,389,999.96	\$221,989.04	\$2,161,010.92		\$6,002.26	\$72,027.13

Budget 2026

