

ARTISTRY HOMEOWNERS ASSOCIATION, INC.
2026 ADOPTED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
Community #: 046 458 Units

		ADOPTED 2025 BUDGET	ADOPTED 2026 BUDGET
REVENUE:			
50000	Maintenance Assessments	\$ 2,451,216	\$ 2,590,446
UTILITIES:			
60000	Electric	85,000	85,000
60020	Cable/Internet (Homes)	308,236	308,236
60130	Club House Water & Sewer	10,000	10,000
60050	Club House cable/Internet/phone	7,900	7,900
60100	Club House Trash Removal	2,500	2,500
60045	Club House Natural Gas	8,000	18,000
	TOTAL UTILITIES	\$ 421,636	\$ 431,636
GROUNDS MAINTENANCE:			
63010	Common Area Landscaping (Includes Pest Control)	522,360	522,360
63000	Unit Landscaping (Includes Pest Control)	467,160	480,900
63300	Tree Trimming/Pruning	80,000	90,000
63110	Flowers	14,000	16,000
63120	Mulch - Common & Clubhouse	40,000	40,000
63122	Mulch - Units	76,493	133,507
63100	Landscape Extras/Replace.	60,000	60,000
63600	Exterior Pest Control	4,000	4,000
63500	Irrigation Repairs & Supplies	25,000	34,000
	TOTAL GROUNDS MAINTENANCE	\$ 1,289,013	\$ 1,380,767
MAINTENANCE & REPAIRS			
64210	Club House Electronic Monitoring	8,000	8,000
61470	Janitorial & Supplies- Clubhouse	30,000	30,000
61125	Electronic Gate Monitoring	60,209	60,209
64000	Access Control (Guard) 24/7	334,194	344,220
61630	Pool/Spa Maintenance	20,532	21,144
62630	Pool/Spa Repairs & Supplies	5,000	5,000
62520	Lighting Supplies & Repairs	4,000	4,000
61010	Maintenance & Repairs - Clubhouse	5,000	5,000
61455	Interior Pest & Rodent Control - Clubhouse	2,000	2,000
62730	Signage Supplies & Repairs	1,500	1,500
62400	General Repairs & Supplies	5,000	5,000
62190	Fitness Equipment Repairs	4,000	4,000
61650	Pressure Cleaning	14,000	14,000
61215	Club House Fire Alarm Inspections	1,500	1,000
61490	Fountain Maintenance - 6 fountains - quarterly	5,000	-
63150	1.5 mile walking path - stabilized rocks	5,000	5,000
61370	Guard house expenses	8,000	8,000
61425	Golf Cart	1,500	1,500
62435	Holiday Decorations/Lighting	17,600	17,600
	TOTAL MAINTENANCE & REPAIRS	\$ 532,035	\$ 537,173
ADMINISTRATIVE EXPENSES:			
66130	Legal Fees	2,000	4,000
66110	Accounting/Tax Preparation	5,700	7,500
66160	Management Fees	52,212	54,960
66205	Licenses, Fees & Taxes	1,500	1,500
67000	Community Insurance	64,279	80,600
66000	Mailings & Postage	9,000	7,000
65000	On-Site Administrator	21,300	30,000
65090	On-Site Maintenance	48,150	48,150
66310	Community Functions	2,500	5,000
66600	Contingency	1,891	2,160
	TOTAL ADMINISTRATIVE EXPENSES	\$ 208,532	\$ 240,870
TOTAL EXPENSES		\$ 2,451,216	\$ 2,590,446
ASSESSMENTS PER UNIT:			
ANNUAL		\$ 5,352.00	\$ 5,656.00
QUARTERLY		\$ 1,338.00	\$ 1,414.00
Alton POA:			
MAINTENANCE ASSESSMENTS:			
RESIDENTIAL UNIT PER YEAR		\$ 1,202.00	\$ 1,204.00
RESIDENTIAL UNIT PER QUARTER		\$ 301.00	\$ 301.00
TOTAL ASSESSMENTS PER UNIT:			
ANNUAL		\$ 6,554.00	\$ 6,860.00
QUARTERLY		\$ 1,639.00	\$ 1,715.00

* The budget of the Association does not provide for reserve accounts for capital expenditures and deferred maintenance that may result in special assessments. Owners may elect to provide for reserve accounts pursuant to Section 720.303(6), Florida Statutes. Upon obtaining the approval of a majority of the total voting interests of the Association by vote of the members at a meeting or by written consent.