

Reserve at Victoria Draft 2026 Budget Monthly Assessment at \$245.00

	2025 Budget	2026 Draft Budget
Income		
100 Monthly Base Assessment	524,138.00	521,641.00
110 Monthly Landscape Assessment	614,520.00	617,000.00
115 Monthly Reserve Assessment	55,000.00	55,000.00
120 Admin Assessment		
200 Capital Contribution		
Total Income	1,193,658.00	1,193,641.00

Expenses

1000 General and Admin		
1100 Mgmt. Fees	36,720.00	36,720.00
1125 CPA	8,000.00	8,000.00
1150 Legal Fees	5,500.00	5,500.00
1175 Payment Coupons	1,000.00	0.00
1200 Bank Charges	1,000.00	1,000.00
1225 Postage	2,000.00	2,000.00
1250 Insurance	30,000.00	35,500.00
1275 Licensing	750.00	500.00
1300 Website	2,000.00	1,250.00
1325 Annual Corporate Fees	75.00	175.00
1350 Bad Debt	5,000.00	5,000.00
1375 Meeting and Community	550.00	300.00
1400 Storage	250.00	300.00
1425 Misc	5,000.00	5,000.00
1450 Office Expense	2,000.00	1,000.00
Total 1000 General and Admin	99,845.00	102,245.00

2000 Ground Maintenance		
2100 Landscape Common - Contract	70,000.00	70,000.00
2125 Landscape Replacement	30,000.00	23,000.00
2150 Palm Tree Pruning - Incl Amenity	15,000.00	15,500.00
2175 Irrigation Repairs	18,000.00	15,000.00
2200 Mulch Ph 1,2&3	6,500.00	12,000.00
2225 Pump	18,000.00	18,000.00
2230 Contract- Lake Maint	18,000.00	12,060.00
2250 Fountain Contract and Repairs	6,000.00	6,000.00
2275 Alarm	1,500.00	1,500.00
2300 Holiday Decorations	5,000.00	5,000.00
2301 Common Area Pressure Cleaning		2,750.00
2325 Misc Landscape and Repairs	37,700.00	17,250.00
Total 2000 Ground Maintenance	225,700.00	198,060.00

3000 Amenity Center		
3100 Amenity Landscape	38,000.00	38,300.00
3120 Amenity Mulch	5,525.00	7,000.00
3150 Amenity Contract- Janitor	30,000.00	32,000.00
3175 Pest Control	1,500.00	1,500.00
3200 Building RM	10,000.00	5,000.00
3225 Sport Court	2,500.00	2,500.00
3250 Access Control	1,200.00	6,000.00
3275 Fitness Center	1,400.00	1,200.00
3300 Pool Maint Contract	21,000.00	22,000.00
3325 Misc Amenity	2,500.00	3,620.00
3350 Pool Equipment	1,800.00	1,800.00
3375 Trash Contract	4,168.00	1,516.00
3376 Pressure Cleaning Amenity Center		1,500.00
3377 Activities Director / Observation		10,000.00
Total 3000 Amenity Center	119,593.00	133,936.00

4000 Home Site Landscape		
4100 Landscape Home Sites	587,520.00	590,000.00
4120 Misc Homes	12,000.00	12,000.00
4300 Irrigation Homes	15,000.00	15,000.00
Total 4000 Home Site Landscape	614,520.00	617,000.00

6000 Utilities		
1675 Water and Sewer Amenity	7,000.00	15,000.00
6100 Electric Common Area	25,000.00	15,000.00
6125 Electric Street Lights	16,000.00	9,000.00
6150 Electric Amenity	18,000.00	25,000.00
6225 Water- Irrigation	10,000.00	20,000.00
6250 Internet	3,000.00	3,400.00
Total 6000 Utilities	79,000.00	87,400.00

8000 Reserve- Pooled	55,000.00	55,000.00
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Total Expenses	1,193,658.00	1,193,641.00
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Annual	Monthly
Base Assessment 521,641.00	Monthly Base Assessment 107.07
Landscape Assessment 617,000.00	Monthly Landscape Assessment 126.64
Reserve Assessment 55,000.00	Monthly Reserve Assessment 11.29
Total Assessment 1,193,641.00	Total Monthly Assessment 245.00