

VERANO PROPERTY OWNERS ASSOCIATION, INC.
2026 APPROVED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
COMMUNITY #374 2,770 HOMES

2025 ADOPTED BUDGET	2025 ACTUAL JULY	2025 YEAR-END PROJECTIONS	2026 ADOPTED BUDGET
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REVENUE

50000	Maintenance Assessment Income	2,765,456.00	3,626,581.47		2,931,657.20
50002	Maintenance Income Publix - 711 - Tract C1	0.00	0.00		17,195.00
51000	Deficit Funding	0.00	67,166.77		0.00
52000	Capital Contribution Resale Income	0.00	201,894.70		0.00
52020	Application Fee Income	0.00	2,400.00		0.00
52030	ARC/ARB Fees	0.00	19,225.00		0.00
52055	PGA Golf Club Transponder	0.00	525.00		0.00
52140	Gate Remote Income	0.00	6,050.00		0.00
53000	Capital Contribution Income	0.00	54,583.00		0.00
55000	Interest Income	0.00	7,575.27		0.00
60020	Cable TV	1,483,834.00	147,068.45		1,483,833.60
60060	High Speed Internet	2,999,578.00	1,770,522.72		2,999,577.60
64200	Alarm Monitoring	1,183,012.00	506,260.39		1,183,011.60
TOTAL REVENUE		8,431,880.00	6,409,852.77		8,615,275.00

UTILITIES

60000	Electric	259,900.00	181,911.75	311,850.00	350,000.00
60050	Utilities (For Guard House)	10,200.00	2,933.55	5,050.00	10,200.00
TOTAL UTILITIES		270,100.00	184,845.30	316,900.00	360,200.00

COMMON AREAS GROUNDS MAINT.

63010	Landscape Maintenance, Fertilization, Irrigation and IPM	923,227.00	597,660.43	1,024,560.00	933,250.00
63110	Flowers	15,000.00	26,875.00	26,875.00	26,000.00
63300	Tree Trimming Above 12ft	130,000.00	40,165.00	65,000.00	110,000.00
63120	Mulch	60,000.00	1,775.00	60,000.00	60,000.00
63100	Landscape Replacement / Tree Staking	75,000.00	48,801.12	84,000.00	115,000.00
63200	Deep Root Fertilization OTC	20,000.00	11,880.00	11,880.00	20,000.00
63342	Common Area Tree Roots Removal / Sidewalk Grinding	50,000.00	13,775.00	50,000.00	40,000.00
63515	Irrigation Pump Contract - Hoover	30,000.00	0.00	0.00	30,000.00
63510	Irrigation Repairs & Supplies	100,000.00	85,728.75	120,000.00	88,000.00
61770	Storm Clean Up	10,000.00	0.00	10,000.00	10,000.00
61650	Pressure Cleaning	30,000.00	0.00	30,000.00	60,000.00
62062	C-24 Canal / FPL Easement Maintenance				43,000.00
TOTAL GROUNDS MAINTENANCE		1,443,227.00	826,660.30	1,482,315.00	1,535,250.00

OPERATING EXPENSES

61300	Fountains Maintenance	4,000.00	1,900.00	3,500.00	4,000.00
62300	Fountains Repairs and Supplies	1,000.00	620.00	1,000.00	1,000.00
62400	General Repairs, Maintenance and Supplies	50,000.00	12,267.41	21,019.14	27,000.00
62520	Lighting Repairs and Supplies	0.00	0.00	0.00	0.00
61760	Street / Leaf Sweeping	11,000.00	3,150.00	5,250.00	11,000.00
62730	Signage Maintenance and Repairs	3,000.00	891.48	950.00	3,000.00
63545	Pump Station Repairs	30,000.00	5,391.85	6,000.00	25,000.00
61010	AC Maintenance Contracts for Gate Houses	1,300.00	0.00	0.00	1,300.00
61015	AC Repairs for Gate Houses	8,000.00	0.00	0.00	17,000.00
61370	Gatehouse Expenses	10,000.00	13,603.45	18,000.00	20,000.00
64000	Access Control Personnel	443,425.00	218,616.21	385,000.00	400,000.00
64010	Access Control System Maintenance / Contracts	12,500.00	15,723.62	23,250.00	30,000.00
62435	Holiday Lights	6,700.00	16,000.00	33,120.00	33,120.00
TOTAL OPERATING EXPENSES		580,925.00	288,164.02	497,089.14	572,420.00

GENERAL ADMINISTRATIVE EXPENSES

66000	Postage and Mailing	6,000.00	471.18	4,000.00	4,000.00
66160	Management Fees	278,081.00	153,926.99	264,000.00	282,000.00
66100	Website Hosting and Maintenance	0.00	0.00	0.00	0.00
66110	Tax Preparation and Annual Audit	8,100.00	0.00	8,100.00	8,100.00
66130	Legal Fees	10,000.00	350.00	8,000.00	10,000.00
67000	Insurance	106,723.00	68,040.35	116,640.00	122,000.00
66010	Office Expenses	50,000.00	24,171.59	41,500.00	45,000.00
66205	Taxes, Fees & Dues	6,700.00	7,576.45		7,500.00
66600	Contingency	5,600.00	0.00	0.00	2,382.20
TOTAL GENERAL ADMIN. EXPENSES		471,204.00	254,536.56	442,240.00	480,982.20

TOTAL MAINTENANCE EXPENSE

2,765,456.00	1,554,206.18	2,738,544.14	2,948,852.20
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BASE ASSESSMENT - 2770 Units

60020	Cable TV	1,483,834.00			1,483,833.60
60060	High Speed internet	2,999,578.00			2,999,577.60
64200	Alarm Monitoring	1,183,012.00			1,183,011.60
TOTAL YEARLY BASE ASSESSMENT		5,666,424.00			5,666,422.80

TOTAL EXPENSES W/BASE ASSESSMENT - 2770 Units

8,431,880.00			8,615,275.00
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POA QUARTERLY ASSESSMENT - 2770 Units

761.00			\$776.00
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