

CLUB VERANO LLC
2026 ADOPTED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
COMMUNITY #160 2,367 HOMES

	2025 ADOPTED BUDGET	2025 ACTUAL SEPTEMBER	2025 PROJECTED YEAR END	2026 ADOPTED BUDGET	
Homeowners as of 8/30	2,170	2,097	2,153	2,283	130
REVENUE					
50015 Club Dues	1,998,269.68	1,484,761.65	2,191,041.05	2,253,785.70	
53100 Shared Club Expenses	1,876,855.20	1,394,450.17	2,057,816.17	2,217,661.38	
53110 Club PGA Membership	185,460.00	137,910.10	203,460.10	265,620.00	
56040 Sales Tax	289,840.94	211,236.49	313,566.83	337,194.70	
52000 Other Income		19,449.29	20,000.00	20,000.00	Other inco
52140 Gate Remote	0.00	4,526.45	6,209.45	6,300.00	
55000 Interest Income		1,322.27	1,722.27	1,800.00	
52040 Club Events	80,000.00	46,030.84	72,697.51	80,000.00	
TOTAL REVENUE	4,430,425.82	3,299,687.26	4,866,513.38	5,182,361.78	

UTILITIES					
60000 Electric - Clubhouse	50,000.00	33,573.23	50,000.00	52,000.00	FPL Increas
60006 Electric - Parking/Tennis	26,000.00	19,189.04	26,000.00	27,000.00	
60003 Electric -Pickleball - Resistance Pool & E gym	86,000.00	68,242.44	86,000.00	90,000.00	
60130 Water & Sewer	32,000.00	17,707.13	32,000.00	34,500.00	PSL wont t
60050 Telephone & IT & Security system	13,000.00	6,620.47	13,000.00	18,000.00	3% standar
TOTAL UTILITIES	207,000.00	145,332.31	207,000.00	221,500.00	

COMMON AREA GROUND MAINTENANCE					
63010 Landscape Maintenance, Fertilization, Irrigation and IPM	215,000.00	48,200.78	85,000.00	132,000.00	New numb
63110 Flowers	4,000.00	5,515.00	8,000.00	8,000.00	Two install
63121 Mulch	15,000.00	1,905.00	15,000.00	15,000.00	
63300 Tree Trimming	10,000.00	6,170.00	10,000.00	10,000.00	
63112 Landscape Replacement	22,000.00	48,435.80	75,000.00	45,000.00	Non recurri
63510 Irrigation Repairs & Supplies	7,000.00	5,066.00	7,000.00	7,000.00	
61650 Pressure Cleaning	22,000.00	20,580.93	6,000.00	6,000.00	Taken dow
TOTAL GROUND MAINTENANCE	295,000.00	135,873.51	206,000.00	223,000.00	

OPERATING EXPENSES					
62400 General Repairs and Maintenance	70,000.00	25,723.75	70,000.00	70,000.00	Bocce Cour
61060 Building Supplies	20,000.00	5,921.44	20,000.00	27,000.00	Moved 7,0l
61472 Janitorial Inside/Outside/Fitness/Pool	85,000.00	68,112.39	85,000.00	93,000.00	Lucys contr
60100 Cleaning - Trash Removal	5,600.00	4,811.47	8,800.00	8,100.00	Change fro
61470 Cleaning - Cintas	6,200.00	2,318.51	2,900.00	2,900.00	\$472 bi-mc
64000 Access Control and video	36,000.00	15,282.29	36,000.00	36,000.00	Same as las
62200 Fire Alarm Repair & Maintenance	15,000.00	6,793.79	11,600.00	15,000.00	Keep at 15l
62450 HVAC Repairs and Maintenances	60,000.00	38,543.30	60,000.00	60,000.00	Keep at 60l
61450 HVAC Contract	28,000.00	13,674.00	28,000.00	31,000.00	New Peters
60030 Gas/Fuel Oil	7,700.00	7,991.97	7,000.00	10,000.00	Risen due t
61630 Pool Service	60,000.00	43,021.02	60,000.00	60,000.00	2025 Contr
61634 Pool Repair & Maintenance	36,000.00	21,845.51	36,000.00	36,000.00	Stay the sa
62435 Holiday Lights	3,500.00	6,045.50	6,100.00	6,400.00	\$6,372.92 f
62780 Tennis Court	70,000.00	39,116.09	70,000.00	70,000.00	Josh- 45K f
62781 Pickleball Maintenance	83,500.00	56,210.44	83,500.00	83,500.00	Josh- 35k fr
62782 Bocce	15,000.00	11,689.24	15,000.00	15,000.00	Josh- 10k fr
62190 Fitness Repairs & Maintenance	22,000.00	12,716.68	22,000.00	50,000.00	Gym lease .
62073 Special Projects GL	45,000.00	29,148.61	45,000.00	50,000.00	\$29,000 bu
TOTAL OPERATING EXPENSES	668,500.00	408,966.00	666,900.00	723,900.00	

GENERAL ADMINISTRATIVE EXPENSES					
66000 Copier/Postage/Mailing Expenses	42,000.00	18,580.36	42,000.00	35,000.00	Lower due
66035 Printing and Toner	65,000.00	22,463.07	45,000.00	36,000.00	Lower due
66310 Entertainment/ Events	85,000.00	44,595.21	80,000.00	80,000.00	Will be use
66210 Subscriptions and Dues	30,000.00	8,349.63	20,000.00	13,000.00	CR \$630 mi
66375 Fitness Classes	62,000.00	38,788.42	62,000.00	62,000.00	
65000 On-Site Staffing and Janitorial	590,000.00	440,895.47	590,000.00	604,000.00	From Judy .
66160 Management Fees	49,440.00	37,080.00	49,440.00	54,000.00	\$4,500 per
66220 Property Taxes	28,626.00	20,616.84	28,626.00	29,000.00	Stay at 290
67000 Insurance	160,656.99	133,297.26	180,544.15	185,960.47	\$180544.15
68027 PGA Fees	185,460.00	143,157.98	185,460.00	265,620.00	Contract gr
66130 Legal Fees	3,000.00	0.00	0.00	3,000.00	
66550 Bad Debt Expense		-14,848.87			
66205 Fees/Dues/Permits	1,500.00	1,556.50	1,600.00	1,800.00	Swimming;
66241 Sales Tax	289,840.94	211,236.52	313,566.83	337,194.70	
66632 Dep Expense/Building & Improvements	404,683.92	574,918.95	676,089.93	540,543.87	\$45032.25
66633 Dep Expense/Furniture & Fixtures	46,588.32	137,367.74	149,014.82	80,939.04	\$6744.92 p
68028 Club Owner Dues	1,998,269.68	1,484,761.64	2,057,816.17	2,253,785.70	
TOTAL ADMINISTRATIVE EXPENSES	4,042,065.85	3,302,816.72	4,481,157.90	4,581,843.78	Bad debt e:

Total Expenses	5,212,565.85	3,992,988.54	5,561,057.90	5,750,243.78
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Net Income (Loss)	(782,140.03)	(693,301.28)	(694,544.52)	(567,882.00)
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CLUB QUARTERLY ASSESSMENT	2025	2026	
CLUB DUES	242.43	254.55	2026 Wish
CLUB SHARED EXPENSE	227.70	250.47	Gym work
PGA MEMBERSHIP	22.50	30.00	Chandelier:
SALES TAX	34.48	37.45	
TOTAL ASSESSMENT AMOUNT	527.11	572.47	9%