

Crystal Shores Owners Association 2026 Operating Budget - Approved 10/15/2025

	2025 Budget	2026 Budget
Annual Assessment--->	\$1,750.00	\$1,800.00
Percent Increase from Previous Year --->		2.86%

Income**4000 · Income**

4010 · Annual Assessments	120,750.00	124,200.00
4030 · Late Payment Interest	300.00	300.00
4040 · Bank Interest Income	800.00	750.00
4050 · Capital Contributions	290.00	600.00
4060 · Fine Assessments Paid	6,000.00	3,000.00
Total 4000 · Income	128,140.00	128,850.00

Expense**6000 · Common Area Maintenance**

6010 · Landscape Maint Serv Contract	28,640.00	30,070.00
6015 · Landscape Maint & Supplies	500.00	400.00
6020 · Landscape Improvements	3,000.00	3,000.00
6025 · Landscape Pine Straw & Mulch	2,400.00	2,400.00
6030 · Irrig Syst Maint-Common Area	900.00	400.00
6035 · Irrig Syst Maint-ROW	900.00	600.00
6045 · Landscape Lighting Maint	600.00	600.00
6050 · Palm Tree Trimming	4,720.00	5,700.00
6055 · Sod Replacement	1,000.00	1,000.00
6060 · Hurricane/Storm Clean-up	1,000.00	1,000.00
6070 · Fence & Mailbox Maint	3,500.00	3,500.00
6075 · Paver Sidewalk Maintenance	500.00	500.00
6080 · Seasonal Color Installations	700.00	700.00
Total 6000 · Common Area Maintenance	48,360.00	49,870.00

6200 · Community Pool Maintenance

6210 · Pool Maintenance Contract	9,350.00	10,200.00
6220 · Pool Repairs & Supplies	550.00	550.00
6230 · Pool Bldg, Deck, Sidewalk Maint	450.00	450.00
6240 · Pool Fence & Gate Maintenance	500.00	500.00
6250 · Pool Bldg Fire Exting Service	160.00	160.00
6260 · Pool Bldg Pest/Termite Control	150.00	150.00
6270 · Pool Restroom Cleaning	1,400.00	1,400.00
Total 6200 · Community Pool Maintenance	12,570.00	13,410.00

6400 · Utilities & Services

6410 · Electricity-Common Area	2,266.00	1,700.00
6420 · Electricity-Pool Area	3,600.00	3,600.00
6430 · Garbage Removal-Pool Area	335.00	350.00
6440 · Natural Gas-Pool Heater	1,800.00	2,000.00
6450 · Water & Sewer -Pool Area	1,850.00	2,100.00
Total 6400 · Utilities & Services	9,851.00	9,750.00
6600 · Contribution to Reserve Fund	22,300.00	20,000.00

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	<u>2025 Budget</u>	<u>2026 Budget</u>
7000 · General & Administrative		
7010 · Assoc Management/Accntg	13,200.00	13,200.00
7015 · Accounting-CPA Fees	575.00	575.00
7020 · Annual Membership Mtg Exp	500.00	500.00
7030 · Banking Fees & Expenses	90.00	140.00
7035 · Legal Fees	4,000.00	4,000.00
7040 · Licenses/Fees/Taxes	400.00	480.00
7045 · Miscellaneous Expenses	125.00	100.00
7050 · Office Supplies & Printing	275.00	300.00
7055 · Postage & Mailing Expenses	300.00	400.00
7060 · Security Services	6,884.00	6,740.00
7070 · Website Expenses	500.00	750.00
Total 7000 · General & Administrative	<u>26,849.00</u>	<u>27,185.00</u>
7500 · Insurance		
7510 · Commercial Prop Insurance	1430.00	1,575.00
7530 · Gen Liability & D&O Insurance	2020.00	2120.00
7540 · Liability Umbrella Insurance	3850.00	4040.00
7550 · Workman's Comp Insurance	510.00	500.00
7560 · Fidelity Bond Insurance	400.00	400.00
Total 7500 · Insurance	<u>8,210.00</u>	<u>8,635.00</u>
Total Expense	<u>128,140.00</u>	<u>128,850.00</u>
Net Income	<u><u>0.00</u></u>	<u><u>0.00</u></u>