

The Landing Condominium

2026 Approved Budget

Account	Description	2025 Budget	2026 Proposed Budget	Per Month	
INCOME					
1210	Accounts Receivable/Assessments	\$1,249,014.00	\$1,308,551.96	\$109,046.00	
4945	Non-SIRS Reserve Income	\$303,000.00	\$303,000.00	\$21,458.33	
	SIRS Reserve Income	\$248,891.00	\$248,891.00	\$20,740.92	
	Special Assessment Income	\$0.00	\$0.00	\$0.00	
	Carry-Forward Surplus Credit (2025) – applied to reduce 2026 assessments		-\$105,000.00		
	TOTAL INCOME (after surplus credit)	\$1,800,905.00	\$1,755,442.96	\$142,495.24	
OPERATING EXPENSES					
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UTILITIES					
5110	Electricity	\$27,000.00	\$30,888.00	\$2,574.00	
5120	Water & Sewer / Irrigation - Reclaim	\$207,000.00	\$150,000.00	\$12,500.00	
5125	Trash Removal Contract	\$45,000.00	\$49,260.00	\$4,105.00	
5130	Telephone & Cable	\$8,400.00	\$5,000.00	\$416.67	
5135	Bulk Trash	\$10,800.00	\$11,157.00	\$929.75	
	TOTAL UTILITIES	\$298,200.00	\$246,305.00	\$20,525.42	
BUILDING MAINTENANCE					
5220	Pest Control Service Contract	\$5,700.00	\$3,000.00	\$250.00	
5310	Building Maintenance	\$15,000.00	\$10,000.00	\$833.33	
5315	Building Supplies	\$200.00	\$2,000.00	\$166.67	
5320	Electrical Repairs & Supplies	\$10,000.00	\$2,156.00	\$179.67	
5324	Fire Alarm / Equipment Repairs	\$40,000.00	\$5,041.00	\$420.08	
5334	Fire Sprinkler Inspection, Repair, & Maintenance	\$0.00	\$3,000.00	\$250.00	
5336	Painting Supplies & Maintenance	\$480.00	\$480.00	\$40.00	
5340	Termite Bond Inspection	\$16,272.00	\$11,872.00	\$989.33	
5341	Wildlife Removal	\$2,500.00	\$2,500.00	\$208.33	
5345	Plumbing Repairs & Maintenance	\$1,000.00	\$1,500.00	\$125.00	
5354	Fire Extinguisher Inspection	\$1,300.00	\$1,000.00	\$83.33	
5360	Gutter Repairs & Maintenance	\$16,000.00	\$5,000.00	\$416.67	
	TOTAL BUILDING MAINTENANCE	\$108,452.00	\$47,549.00	\$3,962.42	
AMENITIES					
5316	Security / Cameras / Maintenance	\$3,000.00	\$1,000.00	\$83.33	
5319	Security Services Contract	\$0.00	\$672.00	\$56.00	
5356	Alarm System Monitoring	\$900.00	\$900.00	\$75.00	
5410	Pool / Spa Contract	\$12,000.00	\$22,800.00	\$1,900.00	
5420	Pool Equipment Repairs	\$5,000.00	\$3,100.00	\$258.33	
5422	Pool Furniture Expense	\$0.00	\$1,000.00	\$83.33	
5425	Fountain Repairs & Maintenance	\$3,000.00	\$2,100.00	\$175.00	
5430	Janitorial Supplies	\$800.00	\$1,000.00	\$83.33	
5440	Clubhouse Repairs & Maintenance	\$9,000.00	\$3,120.00	\$260.00	
5442	Fitness Equipment Expense	\$400.00	\$500.00	\$41.67	
	TOTAL AMENITIES	\$34,100.00	\$36,192.00	\$3,016.00	
LANDSCAPING & GROUNDS					
5210	Lawn Maintenance Contract	\$41,000.00	\$41,400.00	\$3,450.00	
5225	Common Area / General Repairs & Maintenance	\$50,000.00	\$22,000.00	\$1,833.33	
5230	Landscape Improvement	\$1,200.00	\$1,200.00	\$100.00	
5240	Irrigation Repairs	\$0.00	\$0.00	\$0.00	
5245	Brick Paver / Street Repair & Maintenance	\$0.00	\$0.00	\$0.00	
5250	Tree Trimming / Tree Replacement	\$40,000.00	\$12,000.00	\$1,000.00	
5260	Golf Cart Maintenance & Repairs	\$600.00	\$600.00	\$50.00	
5265	Signage & Hardscape	\$1,000.00	\$1,000.00	\$83.33	
5285	Misc. Equipment Repairs	\$200.00	\$500.00	\$41.67	
	TOTAL LANDSCAPING & GROUNDS	\$134,000.00	\$78,700.00	\$6,558.33	
ADMINISTRATIVE					
5010	Management Contract	\$17,500.00	\$20,000.00	\$1,666.67	
5019	Bank Fees	\$1,500.00	\$500.00	\$41.67	
5020	Office Supplies/Postage/Printing	\$7,500.00	\$6,500.00	\$541.67	
5026	Contract Labor	\$0.00		\$0.00	
5030	Insurance	\$380,000.00	\$485,000.00	\$40,416.67	
5035	Insurance Appraisal / Professional Fees	\$0.00		\$0.00	
5037	Office Equipment Repairs and Maintenance	\$200.00	\$200.00	\$16.67	
5040	Legal/Professional Services	\$5,000.00	\$1,500.00	\$125.00	
5045	Newsletter/Website/Email Expense	\$100.00	\$100.00	\$8.33	
5050	Corporate Report	\$0.00	\$80.00	\$6.67	
5060	Annual Condo Fees	\$62.00	\$62.00	\$5.17	
5065	Accounting Fees/Audit	\$7,500.00	\$7,500.00	\$625.00	
5070	Tax Preparation/Compilation	\$2,500.00	\$2,500.00	\$208.33	
5080	Bad Debt	\$200.00	\$500.00	\$41.67	
5082	Staff Uniforms	\$750.00	\$500.00	\$41.67	
5086	Computer / Computer Repairs	\$200.00	\$220.00	\$18.33	
5095	Background Checks	\$50.00	\$0.00	\$0.00	
5096	Payroll / General Salary	\$262,000.00	\$210,686.00	\$17,557.17	
5097	Payroll Tax	\$0.00	\$13,000.00	\$1,083.33	
	TOTAL ADMINISTRATIVE	\$685,062.00	\$748,848.00	\$62,404.00	
	TOTAL OPERATING EXPENSES	\$1,249,014.00	\$1,157,594.00	\$96,466.17	
	SIRS Reserve Income (2026 Traditional Reserves Waived by Membership)	\$248,891.00	\$248,891.00	\$20,740.92	
	TOTAL RESERVE EXPENSE	\$551,891.00	\$248,891.00	\$42,199.25	
2026 assessments.					
	TOTAL OPERATING & SIRS RESERVE EXPENSES	\$1,800,905.00	\$1,301,485.00		
I		24	6.66%	\$3,620.79	\$301.02
II		42	12.22%	\$3,792.99	\$315.67
III		72	26.38%	\$4,776.04	\$397.25
IV		144	54.74%	\$4,940.49	\$412.28
TOTAL		282	100%	—	