

Spoonbill Courtyard Homes Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 - Operating Assessments	392,320	385,471
5015 - Reserve Assessments	10,880	17,731
5025 - Late Fees	0	0
5050 - Bank Interest	0	0
TOTAL INCOME	403,200	403,202
EXPENSE		
ADMINISTRATIVE		
7125 - Management Fee	10,200	10,800
7130 - CPA Services	300	2,300
7135 - Legal Services	800	800
7140 - Insurance	148,000	120,000
7145 - Misc Expense	1,016	500
7150 - Social Committee	600	500
7155 - Annual Corporate Report	100	250
7179 - Postage	300	200
7190 - Office Fees	3,060	3,000
TOTAL ADMINISTRATIVE	164,376	138,350
GROUNDS		
7210 - Landscaping Other	3,500	22,520
7215 - Grounds Contract	36,000	38,466
7220 - Mulch	4,000	5,000
7225 - Irrigation Repair	3,000	5,000
7230 - Shrubs & Trees	6,000	0
7235 - Tree Trim & Removal	4,000	0
TOTAL GROUNDS	56,500	70,986
POOL & RECREATION		
7310 - Pool Contract	5,000	5,400
7315 - Pool Permit	300	250
7320 - Janitorial Service	2,200	2,280
7325 - Pool Equipment Repair	6,000	5,000
7330 - Pest Control	4,000	3,900
TOTAL POOL & RECREATION	17,500	16,830
REPAIRS & MAINTENANCE		
7410 - Building Maintenance	1,000	1,000
TOTAL REPAIRS & MAINTENANCE	1,000	1,000
UTILITIES		
7510 - Water/Sewer	44,000	46,435
7515 - Electric	13,400	14,326
7520 - Cable	27,000	29,000
TOTAL UTILITIES	84,400	89,761
OTHER		
9005 - Master Fees	68,544	68,544
9010 - Transfer to Reserves Roads	4,098	11,637
9015 - Transfer to Reserves Common	6,782	6,094
TOTAL OTHER	79,424	86,275
TOTAL EXPENSES	403,200	403,202

MONTHLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 778.41	\$ 764.82
RESERVES	\$ 21.59	\$ 35.18
TOTAL	\$ 800.00	\$ 800.00

Total Units 42
Times Paid Per Year 12

Spoonbill Courtyard Homes Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2026 - December 31, 2026
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ MONTH
ACCT#	ASSET											
3510	Common Areas	20	19	200,000	-5,299	6,782	18,665	101,387	84,205	115,795	6,094	12.09
3515	Roads	25	4	85,000	34,355	4,098	0	0	38,453	46,547	11,637	23.09
3520	Interest				0	417	0	-417	0	0	0	0.00
				285,000	29,056	11,297	18,665	100,970	122,658	162,342	17,731	35.18