

Sabal Point Community Services Association
APPROVED 2026 Budget
January 1, 2026 - December 31, 2026

ACCOUNT DESCRIPTION	2025 Budget	2026 Budget
INCOME		
Assessments Income	\$ 681,690	\$ 711,427
Installment Premium	12,000	12,000
Late Fees/Interest	1,500	1,500
Interest on Operating Funds	200	200
Misc. Income	500	500
Total INCOME	\$ 695,890	\$ 725,627
OPERATING EXPENSES		
Management & Admin		
Postage	1,500	\$ -
Administration Fees - Liens	150	-
Copies/Printing & Supplies	7,350	13,266
Office Supplies	100	-
CPA/Audit	3,800	4,000
Legal Expenses	11,550	11,550
Closing Fees	300	-
Website	1,000	1,000
Insurance	54,869	62,555
Annual Corporate Report	150	-
Fees/Dues/Licenses	100	100
Income Tax	600	600
Management Fees	65,891	46,866
Misc Admin	750	750
Security Monitoring	1,000	1,000
Security Patrol	4,000	4,000
Onsite Maintenance	77,583	91,798
Group Insurance	9,200	3,400
Internet - Clubhouse	-	528
Cellphone	500	540
Total Management & Admin	\$ 240,393	\$ 241,953
Grounds Maintenance		
Grounds Maintenance - Contract	\$ 147,957	\$ 152,579
Irrigation Repairs & Maintenance	5,500	3,700
Irrigation Inspection	-	1,500
Annuals Flowers	24,000	24,000
Mulch	18,000	18,000
Shrub Treatment/Fertilization	26,250	26,250
Additional Maintenance/Tree Trimming	23,595	23,595
Lakes/Ponds/Waterways	12,367	12,367
Fountain Maintenance & Repairs	2,200	2,200
Lighting/Electrical Landscape	4,000	4,000
Pressure Washing Wall/Fence	8,000	8,000
Sign Maintenance	2,000	2,000
Grounds Miscellaneous	3,000	3,000
Holiday Decorations	100	100
Sod & Grass Seed	600	600
Water - Irrigation	9,328	9,328

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Electric - Streetlights	63,100	70,410
Dumpster Rental	5,200	5,000
Fuel - Gasoline & Oil	1,000	1,000
Building Maintenance	4,500	4,500
Pet Waste Station	1,500	1,500
Tree Trimming & Removal	26,800	14,416
Palm Tree Trimming	-	16,800
Utility Cart Repairs	2,500	2,500
Total Grounds Maintenance	\$ 391,497	\$ 407,345
Reserves		
Reserves-Capital Improvement	\$ 64,000	\$ 76,329
Total Reserves	\$ 64,000	\$ 76,329
TOTAL OPERATING EXPENSES	\$ 695,890	\$ 725,627
NET INCOME/LOSS	\$ -	\$ -

2025 vs. 2026 Assessment Comparison	Type	2025 Annual Assessment	2026 Annual Assessment
	Single Family	\$ 930.00	\$ 957.00
	Commercial	\$ 930.00	\$ 1,105.15
	Sabal Place	\$ 465.00	\$ 478.50
	Clubside	\$ 465.00	\$ 478.50
		2025 Quarterly Assessment	2026 Quarterly Assessment
	Single Family	\$ 256.00	\$ 263.25
	Commercial	\$ 295.50	\$ 304.00
	Sabal Place	\$ 128.00	\$ 132.00
	Clubside	\$ 128.00	\$ 132.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.