

## EAGLES LANDING BUDGET 2026

	Jan - Aug 25	YTD Budget Jan-Aug 25	Annual Budget 2025	Adopted Budget 2026
Annual fees and licenses	\$113.25	\$61.25	\$113.25	\$113.25
Contingency	\$0.00	\$666.95	\$1,000.39	\$250.00
Management Fees	\$3,000.00	\$3,000.00	\$4,500.00	\$4,800.00
Office expense	\$64.80	\$200.00	\$300.00	\$100.00
Professional & Legal Fees	\$650.00	\$333.36	\$500.00	\$650.00
Buildings Maintenance	\$0.00	\$1,000.00	\$1,500.00	\$1,500.00
Termite Control	\$940.00	\$1,000.00	\$1,000.00	\$1,000.00
Landscaping Contract	\$17,800.00	\$13,600.00	\$20,400.00	\$29,880.00
Pest & Weed Control	\$3,049.92	\$3,066.68	\$4,600.00	\$0.00
Tree Work	\$2,480.00	\$1,333.36	\$2,000.00	\$2,000.00
Roof Expenses	\$93.16	\$1,333.36	\$2,000.00	\$2,000.00
Cable/Internet	\$5,738.25	\$6,000.00	\$9,000.00	\$8,600.00
Electrical	\$467.65	\$466.68	\$700.00	\$750.00
Subtotal	\$34,397.03	\$32,061.64	\$47,613.64	\$51,643.25
Percentage increase				7.80%
Insurance Expense ( June renewal)	\$43,481.47	\$43,333.36	\$65,000.00	\$71,000.00
RESERVE Expense	\$42,026.29	\$36,518.23	\$62,602.68	\$57,405.59
TOTAL	\$119,904.79	\$111,913.23	\$175,216.32	\$180,048.91
		Total per unit per month:		\$1,154.16
		Rounding		\$1,160.00

RCV performed on Aug 2024