

Jacaranda Country Club Villas Condominium Association
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
4000 · Maintenance Fees	399,826	375,676
4050 · Reserve Income	23,408	13,123
4245 · Reserve Interest Income	0	0
4250 · Interest Income	0	0
4280 · Misc. Income	0	0
4300 · Surplus Carry Forward	28,426	0
Total Income	451,660	388,799
EXPENSE		
Administrative		
5010 · Legal Fees	2,500	2,500
5011 · Accounting	350	350
5020 · Management Fees	15,204	16,140
5040 · Income Tax	500	500
5100 · Administrative	3,800	3,187
NEW · Wind MIT Reports	0	2,100
5150 · Insurance	272,000	250,000
5155 · Insurance Appraisal	500	500
5210 · Line of Credit Bank Fees	0	1,600
5300 · Division Fees	288	288
5310 · Licenses/Fees	600	600
7700 · Interest Expense - Insurance Loan	11,628	9,400
Total Administrative	307,370	287,165
Repairs & Maintenance		
6000 · Maintenance/Repairs General	2,000	2,000
6001 · Paint Villas	0	0
6005 · Hurricane Contingency	7,301	4,968
6040 · Pest Control - Interior	3,221	3,221
6041 · Rodent Control	600	600
6101 · Lawn\Shrub\Irrigation Contract	44,232	44,232
6103 · Landscape Replacement/Supplies	2,500	2,500
6104 · Palm Trees over 15'	3,000	2,000
6105 · Misc.Tree Trimming	2,288	4,335
6106 · Common Area Mulch	2,375	2,500
6107 · Repair Lamp Poles	700	700
6109 · Irrigation Repairs	2,000	2,000
6120 · Tree Replacement	1,200	1,200
Total Repairs & Maintenance	71,417	70,256
Pool & Cabana		
6201 · Pool Contract/Repairs	6,184	5,350
6203 · Pool Heater Contract	435	425
6205 · Pool Cabana Cleaning	2,600	3,000
6206 · Pool Pavers	1,320	1,320
Total Pool & Cabana	10,539	10,095
Utilities		
7100 · Water/Sewer	2,075	1,310
7200 · Electricity	8,425	6,850
Total Utilities	10,500	8,160
Total Expenses	399,826	375,676
Other		
9050 · Reserves Contribution Transfer	23,408	13,123
9055 · Reserves Contribution From Rollover	28,426	0
Total Other	51,834	13,123
TOTAL EXPENSES AND RESERVES	451,660	388,799

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,389.00	\$ 1,304.43
RESERVES	\$ 81.00	\$ 45.57
TOTAL	\$ 1,470.00	\$ 1,350.00

Total Units 72
Times Paid Per Year 4

Jacaranda Country Club Villas Condo Assoc 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
	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
ACCT#	ASSET									
3530.01	Capital Assets		123,086	72,185	25,503	16,151	28,426	109,963	13,123	13,123
			123,086	72,185	25,503	16,151	28,426	109,963	13,123	13,123

Note 1: These reserves are computed using the Pooled method

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study

Note 3:	Treasurer Notations	Life	Repl cost	Remaining Life	Est bal YE 2025	2025 Contribution		
	Refurbish cement pool liner40K	15	40,000	14	\$ 2,667	\$	2,667	Done4/2024 \$39650, 45Kaccrued. Chg18yrlife to 15
	Geothermal Heater	18	13000	2	\$ 17,332	\$	722	
	Compressor (life/2 to dbl up)	4	4000	2	\$ 2,000	\$	1,000	new 12/22 repay asset cost 3950 frm pool liner 5k
	* Submersible pump	4	4000	4	\$ 2,500	\$ 1,233	2,233	New April 2025 for \$3733 accrued \$2500, -\$1233short
	Loop pump	3	900	-2	\$ 800	\$	300	New April 2021
	Heat Sensor/Geo heater 1@160)	3	160	-3	\$ 318	\$	53	New Sept 2019;overdue to replace
	Geothermal wells (2)	18	7850	14	\$ 1,744	\$	436	New 2019,accrual beg 2022
	Hookup Geo wells/Symbiont htr	18	1903	14	\$ 424	\$	106	New 2019,accrual beg 2022
	Pool Chemical mixer pit	15	15000	15	\$ -	\$	1,000	Age unknown; a neighbor had this break and cost \$15K
	30 gal Water Heater(1)	6	2000	4	\$ 599	\$	333	1861spent, new5/2023, -67 accr on 12/31/2023
	Pool pump/motor(1)	3	2,500	-5	\$ 7,548	\$	833	Overdue to replace.
	Chem feeder pumps (2@700)	3	1,400	2	\$ 1,167	\$	467	replaced 1 on 9/2024 @ \$700 each;18%price increase
	Pool lite& retaing ring (2@904)	5	1,808	0	\$ 2,062	\$	362	use 1808/5 yr life;remov 586 overalloc
	Filter housings (2@1495 each)	3	3,000	2	\$ 1,458	\$	1,000	accr1953;prev \$850 ea7 yrs;repl 1 of2on 8/2024;Pric2X
	Cabinets	10	5174	2	\$ 4,136	\$	517	New 2017
	Paver deck/sidewalk	20	15215	12	\$ 6,088	\$	761	New 2017
	Paver 24 mo contract sand/seal	2	3200	1	\$ 1,600	\$	1,600	sand/seal mo24 is 11/2026@\$3200 as of 9/5/24agrmt
	Doors (4)	20	1,000	5	\$ 750	\$	50	
	*Fixtures (electric/plumbing)	4	4,000	4	\$ 870	\$ 130	1,130	toilets 1k-870acc=-130short; restart with 4K over 4 years
	* Pool Furn,50chrs,10loung,4tbls	8	12,000	3	\$ 7,290	\$	1,570	12K repl cost, 3 rem life, 1570 next 4 years in 2025 w purch of \$1600 umbrella tables, 9155+1600=10755 cost;use 12K
	* 3Umbrella tbls and bases new 2024							
	* curb behind 880,chair storage fence		4,000			\$	4,000	\$2K for curb, \$2K for storage fence for chairs @ pool
	Roof	30	5,000	15	\$ 2,505	\$	167	New 2010
	Replace lamppost lite fixtures	2	6,000	0	\$ 6,000	\$	-	Replace lampposts by 12/2026(owners repl garage lite
	Irrigation wells (2) (Jan 2022)	15	15,000	11	\$ 4,000	\$	1,000	14733 to drill the 2 wells in Jan 2022
	Irrigation well pumps (2)	5	11,000	-3	\$ 15,587	\$	2,200	New 10/2019; 11187 frm well 22 s/a;pause 23 accrual
	Irrigation pump cycle stop valve	3	3,000	0	\$ 3,000	\$	1,000	New12/22;accelerate accruals to repay reserves
	Contingency allocated\$83 too much				\$ (2,083)	\$	-	\$2K interest earned - \$2083 allocated too much = -\$83
	Paint frnt wall inside+pool cabana	8	5,000	4	\$ 2,500	\$	625	HOA#1pays street⊤Done11/2021
	*Carryfwd 28426rollover-11417mailbx		0		\$ 17,008	\$	(13,008)	28426 contrib frm surplus-11417 mailboxes=17008carryfwd
	Totals		187,110		\$ 109,870	\$ 1,363	\$ 13,123	72185 Jan+23408 adds -4733 exp + 2002 Int Est=\$92862
					2025		2026	
	Total Reserve additions by year				\$ 23,408	\$	\$ 13,123	
	Qtrly dues for Reserve Additions				\$ 81.28	\$	\$ 45.57	