

VILLA SERENA OWNERS ASSOC., INC.

258 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 APPROVED MONTHLY	2026 APPROVE D MONTHLY PER UNIT
4010	Unit Maintenance Fees	\$1,309,608.00	\$1,309,608.00	\$109,134.00	\$423.00
4020	Unit Late Fees	\$1,700.00	\$1,700.00	\$0.00	
	TOTAL REVENUE	\$1,311,308.00	\$1,311,308.00	\$109,275.67	
	OPERATING EXPENSES				
	ADMINISTRATIVE EXPENSES				
5010	Office Expense	\$8,250.00	\$8,250.00	\$687.50	\$2.66
5015	Bank/Coupons	\$2,278.00	\$2,193.00	\$182.75	\$0.71
5020	File Storage Fees - Stevens & Stevens	\$490.00	\$490.00	\$40.83	\$0.16
5025	Website Hosting	\$750.00	\$1,410.00	\$117.50	\$0.46
5600	License / Fees / Corp Report	\$1,112.00	\$1,112.00	\$92.67	\$0.36
5700	Committee / Social Events	\$400.00	\$400.00	\$33.33	\$0.13
5800	Management / Bookkeeping	\$42,240.00	\$42,240.00	\$3,520.00	\$13.64
5810	On Site Remb Cost	\$13,200.00	\$13,200.00	\$1,100.00	\$4.26
5900	Legal / Professional Fees	\$10,000.00	\$10,000.00	\$833.33	\$3.23
5910	CPA / Tax Prep Fees	\$4,925.00	\$5,000.00	\$416.67	\$1.61
	ADMINISTRATIVE EXPENSES TOTAL	\$83,645.00	\$84,295.00	\$7,024.58	\$27.23
	INSURANCE				
5300	Property / Insurance	\$490,650.00	\$415,220.00	\$34,601.67	\$134.11
	BUILDING REPAIR / MAINTENANCE				
5200	External Pest Control	\$8,580.00	\$8,580.00	\$715.00	\$2.77
5205	External Pest Control - Non Contract	\$0.00	\$0.00	\$0.00	\$0.00
5210	Termite Bond	\$5,740.00	\$5,740.00	\$478.33	\$1.85
6100	General Building/Grounds-Maintenance	\$20,962.00	\$48,761.00	\$4,063.42	\$15.75
6105	Roof Inspection / Repairs	\$0.00	\$0.00	\$0.00	\$0.00
6125	Handyman Services	\$5,000.00	\$5,000.00	\$416.67	\$1.61
6130	Fire Sprinkler System/Repair	\$14,096.00	\$20,800.00	\$1,733.33	\$6.72
6140	Fire Alarm Monitoring Contract	\$18,081.00	\$15,588.00	\$1,299.00	\$5.03
6150	Fire Watch	\$4,800.00	\$0.00	\$0.00	\$0.00
6160	Fire Sprinkler System Inspection	\$11,380.00	\$23,169.00	\$1,930.75	\$7.48
	BLD REPAIR/MAINT TOTAL	\$88,639.00	\$127,638.00	\$10,636.50	\$41.23
	POOL / CABANA MAINTENANCE				
6200	Pool Cleaning / Maintenance	\$11,700.00	\$12,000.00	\$1,000.00	\$3.88
6210	Pool Equipment / Repair	\$1,000.00	\$1,000.00	\$83.33	\$0.32
6220	Pool Permit / Fire Inspection/EXT.	\$275.00	\$275.00	\$22.92	\$0.09
6300	Exercise Equipment Repairs	\$2,500.00	\$2,000.00	\$166.67	\$0.65
6400	Clubhouse Cleaning Contract	\$10,353.00	\$11,076.00	\$923.00	\$3.58
6405	Clubhouse Cleaning Supplies	\$0.00	\$0.00	\$0.00	\$0.00
6410	Clubhouse Repairs / Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$0.65
	POOL/CABANA MAINT. TOTAL	\$27,828.00	\$28,351.00	\$2,362.58	\$9.16
	GROUNDS REPAIR / MAINTENANCE				
5400	Landscape Maintenance Contract	\$124,200.00	\$124,200.00	\$10,350.00	\$40.12
5410	Irrigation Maintenance	\$6,000.00	\$6,000.00	\$500.00	\$1.94
5420	Plantings / Sod / Trees	\$32,148.00	\$32,148.00	\$2,679.00	\$10.38
5425	Mulch	\$0.00	\$20,000.00	\$1,666.67	\$6.46
6110	Tree Trimming	\$15,000.00	\$20,000.00	\$1,666.67	\$6.46
6150	Concrete/Gutters/Power Washing	\$13,000.00	\$17,000.00	\$1,416.67	\$5.49

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 APPROVED MONTHLY	2026 APPROVED MONTHLY PER UNIT
6170	Aquatic / Water Way Maintenance	\$3,671.00	\$3,792.00	\$316.00	\$1.22
6175	Lift Station	\$2,000.00	\$3,500.00	\$291.67	\$1.13
6180	Vehicle / Pedestrian Gates	\$1,500.00	\$1,500.00	\$125.00	\$0.48
6185	Pet Waste Disposal	\$3,300.00	\$3,336.00	\$278.00	\$1.08
	GROUND'S REPAIR/MAINT. TOTAL	\$200,819.00	\$231,476.00	\$19,289.67	\$74.77
	UTILITIES				
7000	Electric - Common Elements / Clubhouse	\$55,100.00	\$56,455.00	\$4,704.58	\$18.23
7003	Water / Sewer	\$179,400.00	\$184,000.00	\$15,333.33	\$59.43
7004	Telephone - Cabana / Gate / Cable	\$1,920.00	\$2,856.00	\$238.00	\$0.92
	UTILITIES TOTAL	\$236,420.00	\$243,311.00	\$20,275.92	\$78.59
	TOTAL OPERATING EXPENSES	\$1,128,001.00	\$1,130,291.00	\$94,190.92	\$365.08
ACCT	RESERVES	2025 APPROVED ANNUAL	2026 PROPOSED ANNUAL	2026 PROPOSED MONTHLY	2026 PROPOSED MONTHLY PER UNIT
9010	Reserves - Building Painting	\$37,646.00	\$37,645.00	\$3,137.08	\$12.16
9020	Reserves - Pavement Surface	\$4,167.00	\$5,668.00	\$472.33	\$1.83
9030	Reserves - Bldg Roof Replacement	\$128,212.00	\$119,477.00	\$9,956.42	\$38.59
9040	Reserves - Pool / Cabana	\$126.00	\$605.00	\$50.42	\$0.20
9045	Reserves - Lift Station	\$3,600.00	\$3,860.00	\$321.67	\$1.25
9050	Reserves - Rec Equipment	\$0.00	\$0.00	\$0.00	\$0.00
9055	Reserves - Fire Safety System	\$4,328.00	\$4,554.00	\$379.50	\$1.47
9060	Reserves - Perimeter Wall	\$3,921.00	\$3,943.00	\$328.58	\$1.27
9065	Reserves - Entrance Pavers	\$0.00	\$2,287.00	\$190.58	\$0.74
9070	Reserves - Entry Gate	\$1,307.00	\$2,978.00	\$248.17	\$0.96
9075	Reserves - Gutters	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL RESERVES	\$183,307.00	\$181,017.00	\$15,084.75	\$58.47
	TOTAL EXPENSES	\$1,311,308.00	\$1,311,308.00	\$109,275.67	\$423.55

Monthly Assessment Remains the Same

\$423.00

\$423.00