

Royal Poinciana Condo

2026 Operating Budget

INCOME	Monthly	Annually
Assessment Income - 6310	150,794.16	1,809,530.00
Reserve Contribution & Interest - 6810	15,083.34	181,000.00
Miscellaneous Income - 6380 & 6470	2,400.00	28,800.00
TOTAL INCOME WITH RESERVE	168,277.50	2,019,330.00

EXPENSES	Monthly	Annually
General & Administrative		
Accounting & Audit Fees - 7020	850.00	10,200.00
Legal & Professional - 7160	400.00	4,800.00
Background Fees - 7170	250.00	3,000.00
Bank Charges & Credit Card - 7250	350.00	4,200.00
Insurance Property/Liability - 7280	50,000.00	600,000.00
Petty Cash - 7310	100.00	1,200.00
Office Supplies & Zephyrhills - 7320	350.00	4,200.00
Accounting Software - 7330	400.00	4,800.00
Office Equipment, Repair & Cable - 7325	250.00	3,000.00
Printing & Postage - 7400	250.00	3,000.00
Copier Lease/Maintenance - 7401	350.00	4,200.00
Licenses, Fees, Permits - 7470	100.00	1,200.00
Condominium Filing Fee & Report- 7475	135.00	1,620.00
Contingency & General Expenses - 7480	2,914.16	34,970.00
Bad Debt Expense - 7990	200.00	2,400.00
Total General & Administrative	56,899.16	682,790.00
Community Room/Building		
Pool Service - 8210	700.00	8,400.00
Pool Repairs & Supplies - 8220	200.00	2,400.00
Pool License - 8230	40.00	480.00
Gym Equipment Maintenance - 8390	105.00	1,260.00
Total Community Room/Building	1,045.00	12,540.00
Personnel Expense		
Payroll Processing Fee - 8610	350.00	4,200.00
On site Personnel - 8620	20,000.00	240,000.00
Federal Employer Contribution - 8710	2,750.00	33,000.00
Medical Insurance - 8750	4,200.00	50,400.00
Workers Compensation - 8780	300.00	3,600.00
Total Personnel Expense	27,600.00	331,200.00

EXPENSES	Monthly	Annually
Utilities		
Electricity - 8910	3,500.00	42,000.00
Water & Sewer - 8930	22,300.00	267,600.00
Telephone Office & Internet - 8990	620.00	7,440.00
Total Utilities	26,420.00	317,040.00
Maintenance		
Building/Roof Repair & Maint - 9110	7,000.00	84,000.00
Backflow Certificate - 9161	20.00	240.00
Gate Repairs - 9170	400.00	4,800.00
Plumbing Repairs & Drain Cleaning-9180	2,000.00	24,000.00
Electrical Repairs & Supplies - 9190	214.00	2,568.00
Maintenance & Cleaning Supplies - 9200	1,170.00	14,040.00
Equipment Repair/Purchase - 9580	150.00	1,800.00
Community Improvements	7,000.00	84,000.00
Total Maintenance	17,954.00	215,448.00
Contract Services		
Lawn & Tree Maintenance - 9610	10,000.00	120,000.00
Irrigation Maint & Repair - 9611	700.00	8,400.00
Fertilization & Pest Control - 9612	1,750.00	21,000.00
Alarm Monitoring Clubhouse - 9625	117.00	1,404.00
Security Services - 9650	3,500.00	42,000.00
Golf Carts - 9651	250.00	3,000.00
Fire Alarm/Extinguisher/Insp - 9660	792.00	9,504.00
Trash Collection - 9700	5,750.00	69,000.00
Lake & Fountain Service - 9800	417.00	5,004.00
Total Contract Services	23,276.00	279,312.00
Reserve Contribution		
Reserve Transfer - 9910	15,083.34	181,000.00
Total Reserve Contribution	15,083.34	181,000.00
TOTAL EXPENSES	168,277.50	2,019,330.00

NEW MONTHLY CONDO FEES FOR 2026 - EFFECTIVE JAN 1ST, 2026

Size	Style	Monthly Fees
1x1: 785 sqft (small)	Sandalwood	380.00
1x1: 813 sqft (large)	Fernwood	411.00
2x1: 903 sqft	Wildwood	453.00
2x2: 1073 sqft	Driftwood	534.00