

VILLAGE ON THE GREEN CONDOMINIUM II ASSOCIATION INC
87 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$726,706	\$726,706	\$60,559
	TOTAL REVENUE	\$726,706	\$726,706	\$60,559
	OPERATING EXPENSES			
5010	Office / Administration Expenses	\$5,200	\$5,750	\$479
5015	Stevans & Stevans Storage 14 Boxes	\$630	\$630	\$53
5030	Coupons/ Lock Box 87 Units	\$740	\$740	\$62
5025	Web-site	\$750	\$1,410	\$118
5300	Insurance 5/31 Renewal	\$182,000	\$135,000	\$11,250
5400	Lawn Service Contract (John Evans)	\$50,000	\$52,000	\$4,333
5410	Landscaping / Trees	\$20,000	\$20,000	\$1,667
5430	Fertilization / Weed / Pest	\$11,300	\$12,000	\$1,000
5450	Termite Contract	\$5,915	\$5,915	\$493
5600	License / Permit Fees	\$90	\$90	\$8
5610	Division Fees	\$348	\$348	\$29
5700	Recreation Fee	\$42,828	\$43,500	\$3,625
5800	Management Fee Exp. 12/24 - 30 day notice	\$13,200	\$13,600	\$1,133
5900	Professional - Legal	\$1,500	\$1,500	\$125
5910	Audit & Tax Preparation (budget in 2022)	\$475	\$4,500	\$375
6100	Repair / Maintenance - Grounds	\$8,000	\$8,000	\$667
6110	Repair / Maintenance - Sprinkler	\$4,000	\$8,000	\$667
6120	Repair / Maintenance - Building	\$6,000	\$8,000	\$667
6130	Fire Equipment	\$620	\$620	\$52
6400	Payroll	\$39,000	\$40,000	\$3,333
6410	Payroll Expenses	\$6,825	\$6,825	\$569
7000	Electric	\$4,000	\$4,700	\$392
7001	Utilities - Storm Water	\$15,600	\$16,000	\$1,333
7002	Utilities - Water	\$24,000	\$21,000	\$1,750
7003	Utilities - Sewer	\$25,400	\$26,460	\$2,205
7004	Utilities - Trash	\$18,500	\$21,000	\$1,750
7006	Cable TV	\$62,000	\$64,000	\$5,333
8000	Operating Contingency	\$16,044	\$16,044	\$1,337
	TOTAL OPERATING EXPENSES	\$564,965	\$537,632	\$44,803

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RESERVES

9020	Reserves - Painting	\$9,667	\$9,410	\$784
9030	Reserves - Roof / 3 units Roof 4 Units/15	\$104,401	\$95,577	\$7,965
9035	Electric Service		\$10,000	\$834
9040	Reserves - Paving	\$1,573	\$1,563	\$130
9045	Reserves - Plumbing & Water Intrusion	\$8,675	\$8,000	\$667
9060	Reserves - Carports	\$1,759	\$2,204	\$184
9055	Reserves - Carpentry	\$8,666	\$1	\$0
9100	Reserves - Deferred Maintenance	\$27,000	\$62,319	\$5,193
	TOTAL RESERVES	\$161,741	\$189,074	\$15,757

TOTAL EXPENSES

\$726,706	\$726,706	\$60,560
\$0	\$0	

APPROVED 11/17/25

2026 MONTHLY MAINTENANCE FEES WILL BE:

\$696

RESERVE ANALYSIS
VILLAGE ON THE GREEN CONDOMINIUM II ASSOCIATION INC
JANUARY 1, 2026 - DECEMBER 31, 2026

RESERVES	Current Replacement cost	Current Reserves 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
Reserves - Painting	\$75,200	\$37,560	8	4	\$37,640	\$9,410	\$9,410
Reserves - Roof 3 Units/ 9 Roof 4 Units / 15	\$252,000	\$156,423	20	1	\$95,577	\$95,577	\$95,577
Reserves - Paving	\$73,500	\$53,185	25	13	\$20,315	\$1,563	\$1,563
Reserves Electric Service	\$10,000	\$0	1	1	\$10,000	\$10,000	\$10,000
Reserves - Carport (24)	\$27,248	-\$1,402	25	13	\$28,650	\$2,204	\$2,204
Reserves - Building Catastrophic Deductible	\$10,000	\$10,106			-\$106	\$0	\$0
Reserves - Carpentry	\$26,000	\$25,999	1	1	\$1	\$1	\$1
Reserves - Plumbing & Water intrusion	\$18,329	\$2,329	3	2	\$16,000	\$8,000	\$8,000
Deferred Maintenance		\$12,769			\$0	\$62,319	\$62,319

TOTALS **\$492,277** **\$296,969** **\$208,077** **\$189,074** **\$189,074**