

## Towne Square Homeowners Association Budget 2026

Beginning January 1, 2026, and Ending December 31, 2026

	2025	2025	2026	2026	2026	2026
Ordinary Income/Expense	PER MONTH	PER YEAR	Monthly 5% with \$75.00 Roof			Work area
Per homeowner monthly	\$197	\$2,484	\$207	\$2,484		
Per homeowner roof assessment	\$75	\$900	\$75	\$900		
<b>Total homeowner</b>	<b>\$272</b>	<b>\$3,384</b>	<b>\$282</b>	<b>\$3,384</b>		
<i>Total Operating income (roof assessment not included)</i>	13,987	159,324	14,697	176,364		
<b>EXPENSES</b>		<b>\$6,768</b>				
<b>Contingency (Non Statutory Reserve)</b>	1,292	15,504	1,500	18,000		
<b>Maintenance</b>						
<b>(NEW ITEM) BATHROOM CONVERSION</b>	<b>478</b>	<b>5,736</b>	300	3,600		
Pressure Washing	600	7,200	350	4,200		
Roof Repairs	200	2,400	250	3,000		
Vinyl Siding	300	3,600	300	3,600		
Window and Door	2,292	27,504	1,333	15,996		
Painting 1/3 of 24 units	500	6,000	500	6,000		
Irrigation maintenance/repairs	50	600	100	1,200		
lawn chemicals	350	4,200	400	4,800		
lawn and Yard Maintenance	2,950	35,400	3,750	45,000		
landscaping improvements/maintenance	400	4,800	850	10,200		
Pine Straw Purchase pine straw Only	125	1,500	67	804		
Driveways and Walks	100	1,200	500	6,000		
Gutter guard/Gutters Cleaning	200	2,400	200	2,400		
Misc./pool repairs	70	840	166	2,000		
Fence Repairs	100	1,200	100	1,200		
Tree Service	200	2,400	0	0		
Terminate inspections	450	5,400	500	6,000		
<b>Pool Maintenance</b>						
Pool Cleaning	550	6,600	600	7,200		
Pool Chemicals	20	240	150	1,800		
Pool Bathroom cleaning	100	1,200	100	1,200		
UP GRADE POOL TO SALTWATER	<b>400</b>	<b>4,800</b>	0			
<b>Administration</b>						
Accountant/Monthly Bookkeeping/Quickbook	250	3,000	425	5,100		
bank charges	25	300	24	288		
Insurance	930	11,160	650	7,800		
Website w/ text	42	504	104	1,248		
meeting expense	50	600	70	840		
mailings /copies	100	1,200	150	1,800		
Florida Power	550	6,600	550	6,600		
ECUA	<b>225</b>	2,700	475	5,700		
City of Pensacola	38	456	38	456		
Taxes, License, Permits	25	300	45	540		
legal fee	100	1,200	150	1,800		
<b>Total Expenses</b>	<b>\$14,062</b>	<b>\$168,744</b>	<b>\$14,697</b>	<b>\$176,372</b>		
<b>ROOF ASSESSMENT INCOME TOTAL</b>			<b>\$5,325</b>	<b>\$63,900</b>		
Loan payment until March 2028			\$3,321	\$39,852		
Gross income			\$2,004	\$24,048		
<b>Est. balance Roof Acct on March 31, of 28</b>				<b>\$125,318</b>		

**THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT**