

**Veranda II at Heritage Landing Condominium Association Inc
2026 Budget Approved**

	2025 Budget	2026 Budget	Units: 92		
			Per Month/ALL	Per Unit/Quarter	Per Unit/Month
INCOME	543,620.00	529,920.00	44,160.00	1,440.00	480.00
Administrative					
Accounting & Tax Prep	4,500.00	8,400.00	700.00	22.83	7.61
Management	19,331.00	20,297.61	1,691.47	55.16	18.39
Legal/Legislative	2,000.00	1,000.00	83.33	2.72	0.91
Bank Coupon Books	575.00	575.00	47.92	1.56	0.52
Office Expense (General)	2,000.00	2,500.00	208.33	6.79	2.26
Insurance					
Insurance-Package	262,315.21	210,000.00	17,500.00	570.65	190.22
Insurance-Appraisal	800.00	400.00	33.33	1.09	0.36
Hurricane Clean-Up	4,500.00	4,500.00	375.00	12.23	4.08
Maintenance					
Landscape Contract	22,680.00	22,050.00	1,837.50	59.92	19.97
Landscape - Plant Replacement	5,000.00	5,000.00	416.67	13.59	4.53
Landscape Mulch/Rock	5,000.00	5,000.00	416.67	13.59	4.53
Landscape Tree Trimming Maintenan	500.00	3,000.00	250.00	8.15	2.72
Irrigation Repairs	500.00	500.00	41.67	1.36	0.45
Repairs & Maintenance					
Janitorial Contract	18,000.00	18,000.00	1,500.00	48.91	16.30
Pest Control -Interior	6,753.00	3,000.00	250.00	8.15	2.72
Building Mtc	5,000.00	5,000.00	416.67	13.59	4.53
Dryer Vent Cleaning	0.00	2,800.00	233.33	7.61	2.54
Alarm & Security					
Alarms Monitoring Contract	3,852.00	4,000.00	333.33	10.87	3.62
Annual Fire Alarm Inspection	1,732.50	2,500.00	208.33	6.79	2.26
Alarm/Sprinkler Repairs	1,800.00	3,000.00	250.00	8.15	2.72
Annual Fire Extinguisher inspection	1,600.00	1,400.00	116.67	3.80	1.27
Annual Fire Sprinkler Inspection	3,024.00	2,381.40	198.45	6.47	2.16
Annual Backflow Inspection	510.00	705.00	58.75	1.92	0.64
Utilities					
Electric	6,000.00	7,000.00	583.33	19.02	6.34
Water & Sewer	65,000.00	82,500.00	6,875.00	224.18	74.73
Trash	17,000.00	17,000.00	1,416.67	46.20	15.40
Taxes & Filing Fees					
Corp Report Annual Fee	62.00	62.00	5.17	0.17	0.06
Florida Condo Fee	368.00	368.00	30.67	1.00	0.33
Miscellaneous					
Contingency	1,705.00	6,482.00	540.17	17.61	5.87
Total Operating Expense	466,607.71	439,421.01	36,618.42	1,194.08	398.03
Reserves	77,012.29	90,498.99	7,541.58	245.92	81.97
Total Expenses	543,620.00	529,920.00	44,160.00	1,440.00	480.00

**Veranda II at Heritage Landing Condominium Association Inc
Reserve Schedule**

RESERVE ACCOUNT	2025 Estimated Cost Replacement	2026 Estimated Cost Replacement	Estimated Balance 12/31/2025	Estimated Balance Needed	Estimated Expected Life	Estimated Years Remaining	2026 Contribution
Roofing	1,000,690.95	1,035,715.13	110,869.86	924,845.27	25	22	42,038.42
Painting	158,734.50	164,290.21	74,890.63	89,399.58	6	3	29,799.86
Paving (Pavers)	267,500.00	276,862.50	18,603.72	258,258.78	40	37	6,979.97
Fire Alarm	48,150.00	49,835.25	4,455.30	45,379.95	30	27	1,680.74
Deferred Maintenance	10,000.00	10,000.00	0.00	10,000.00	0	0	10,000.00
RESERVE TOTAL	1,485,075.45	1,536,703.09	208,819.51	1,327,883.58			90,498.99

3.5% added for inflation