

2026 Budget (Approved)
Gulf Highlands I, Inc.

	2026 Budget	
	\$749.06 Per Qtr	
Income		
Quarterly Membership Dues	\$	119,850.00
Transfer & Estoppel Fees	\$	2,245.00
Special Assessment	\$	-
Violation Fines	\$	75.00
Late Fees	\$	400.00
Miscellaneous	\$	350.00
Total Income	\$	122,920.00

Notes

\$ 119,850.00	*Breakdown of QTR dues
\$ 2,996.25	Yearly per unit x 40 units
\$ 749.06	Quarterly per unit dues
\$ 249.69	Monthly per unit dues

Expedite to Title Co.chgs, owner car stickers, interest , cert. mail fees

Expenses

Bank Charges (OnLine payments)	\$	1,030.00
Computer and Internet	\$	1,500.00
Fire Protection	\$	670.00
Inspection - Appraisal and Wind Mitigation Rpts	\$	500.00
Insurance	\$	75,000.00
Landscaping	\$	300.00
License and Fees	\$	875.00
Office Supplies and Mailings	\$	385.00
Postage	\$	300.00
Professional Fees		
Accounting	\$	-
Legal Services	\$	400.00
Recording Fee	\$	-
Repair and Maintenance	\$	2,600.00
Reserves-QTR \$ 4,425.00	\$	17,700.00
Termite Protection	\$	360.00
Water and Sewer	\$	21,300.00
Total Expense	\$	122,920.00

Due in August

Wind Mitigation & bldg appraisal/due every 3 yrs(500.00x3yrs)=1,500.00 cost

PO Box Rental Due Yearly + Pstg

Breezeway cleaning added to R&M

Reserves

Component	Life Remaining	Estimate Cost	Estimated Balance in Reserves EOY		Forecasted Reserves (2026 Only)	Total Projected Reserves EOY 2026	Projected at EOL at Current Allocation
			2025	Allocated %			
Roof	18	\$ 90,000.00	\$ 16,978.92	17.85%	\$ 3,159.45	\$ 20,138	\$ 77,008.47
Paint, Stucco Repairs	5	\$ 185,000.00	\$ 78,141.08	82.15%	\$ 14,540.55	\$ 92,682	\$ 165,384.38
	Total	\$ 275,000.00	\$ 95,120.00	100%	\$ 17,700.00	\$ 112,820	\$ 242,392.85
Pooled Reserve			\$ 22,000.00	<i>incl. interest earned</i>	\$ 2,200.00	\$ 24,200	\$ 33,000.00
			\$ 117,120.00			\$ 137,020	\$ 275,392.85