

LE JARDIN CONDOMINIUM ASSOCIATION, INC.

2026 Budget

	2025 Budget	2025 Estimated Actual	2026 Budget
Operating Income			
4001 Assessments	\$2,338,276	\$2,174,539	\$2,522,302
4010 Owner Late Charges	\$0	\$1,511	\$0
4511 Guest Suite Income	\$0	\$22,041	\$0
4570 Insurance Proceeds/Refunds	\$0	\$0	\$0
4580 Application Fees/Other Income	\$0	\$545	\$0
4605 Tax Discount	\$0	\$61	\$0
4608 Interest Income-Checking	\$0	\$0	\$0
4610 Money Market Interest	\$0	\$24	\$0
4980 Special Assessment Interest	\$20,000	\$23,253	\$0
Total Operating Income	\$2,358,276	\$2,221,974	\$2,522,302
Operating Expenses			
Building Engineer			
6159 Engineer & Reserve Study	\$12,000	\$13,250	\$12,000
Total Building Engineer	\$12,000	\$13,250	\$12,000
Building Equip/Service Contract			
6222 A/C Repairs & Replacement	\$12,000	\$12,000	\$18,000
6223 A/C Supplies	\$2,800	\$2,800	\$2,800
Total Bldg Equip/Svc Cont.	\$14,800	\$14,800	\$20,800
Building Maintenance			
6098 Uniforms	\$2,000	\$2,000	\$2,000
6198 Communications	\$2,500	\$2,500	\$2,500
6200 Bldg Maint Repairs	\$30,000	\$40,000	\$40,000
6202 Other	\$15,000	\$20,000	\$20,000
6208 Plumbing Repairs	\$10,000	\$8,000	\$10,000
6230 Electrical Supplies	\$7,000	\$9,000	\$9,000
6245 Water Coolers/Fitness Rm equip.	\$1,500	\$2,000	\$2,000
6260 Housekeeping Supplies	\$7,500	\$7,500	\$7,500
Total Bldg. Maint.	\$75,500	\$91,000	\$93,000
Building Maintenance Contracts			
6302 Johnson Controls - Fire Alarm Panel	\$35,000	\$40,000	\$40,000
6304 Fire Sprinkler System	\$15,000	\$15,600	\$16,500
6322 Safety First (fire extinguishers)	\$700	\$700	\$700
6348 Naples Fitness	\$1,100	\$1,100	\$1,100
6358 Holiday Lighting & Décor	\$22,500	\$22,500	\$22,800
6369 Cummins (generator/fire pump)	\$6,000	\$6,000	\$6,120
6373 DAK Controls - Aqua Latch	\$11,550	\$11,550	\$11,550
Total Bldg. Maint. Contr.	\$91,850	\$97,450	\$98,770

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Commons T & U			
6668 Assessment	\$15,900	\$16,000	\$132,677
Total Commons T & U	\$15,900	\$16,000	\$132,677
Contingency			
6121 Contingency	\$30,000	\$51,540	\$35,000
6122 Flood Protection	\$0	\$55,500	\$5,500
	\$30,000	\$107,040	\$40,500
Cooling Tower			
6337 Service Contact	\$8,900	\$10,500	\$11,500
6338 Repairs & Maintenance	\$5,000	\$2,000	\$2,500
Total Cooling Tower	\$13,900	\$12,500	\$14,000
Elevator			
6280 Elevator Maint-Contracts	\$59,640	\$53,012	\$62,650
6292 Elevator Maint-Repairs	\$5,000	\$6,000	\$7,000
Total Elevator	\$64,640	\$59,012	\$69,650
Extermination			
6424 Extermination	\$3,000	\$3,000	\$3,500
Total Pest Control	\$3,000	\$3,000	\$3,500
Income Taxes			
6060 Income Tax	\$20,000	\$20,000	\$10,000
Total Income Taxes	\$20,000	\$20,000	\$10,000
Insurance			
6621 Commercial/Other coverages	\$504,785	\$480,142	\$455,774
6623 Flood/Excess Flood	\$26,341	\$26,341	\$31,082
Total Insurance	\$531,126	\$506,483	\$486,856
Landscape Maintenance			
6400 Monthly Maintenance	\$78,500	\$75,000	\$78,750
6422 Pest Control	\$3,500	\$3,500	\$3,500
6452 Annuals, plant replacement	\$54,600	\$52,000	\$55,000
6460 Mulching	\$8,000	\$8,000	\$10,000
6470 Tree Trimming	\$14,000	\$26,500	\$25,000
6491 Lighting, Frost protection. Misc.	\$10,000	\$10,000	\$10,000
6492 Irrigation	\$10,000	\$15,000	\$15,000
Total Landscape Maintenance	\$178,600	\$190,000	\$197,250

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Office Expense			
6010 Bookkeeping Service	\$8,200	\$8,200	\$8,600
6031 Supplies & Accent Business	\$2,500	\$2,500	\$2,500
6034 Other (postage, directories, fees, misc.)	\$5,000	\$11,500	\$10,500
6036 Equipment (DLL copier lease)	\$1,000	\$1,000	\$1,000
6037 Repairs & Maintenance	\$700	\$700	\$700
6062 CAM Expenses	\$500	\$500	\$500
6096 Vehicle Allowance	\$1,200	\$1,200	\$1,200
Total Office Expense	\$19,100	\$25,600	\$25,000

Payroll			
6160 Manager	\$185,420	\$220,929	\$159,040
6165 Assistant Manager	\$89,220	\$104,569	\$112,150
6167 Security	\$266,785	\$269,435	\$283,385
6168 Maintenance	\$197,840	\$142,291	\$159,800
6172 Housekeeping	\$118,315	\$118,315	\$122,095
6176 Medical Benefits	\$90,232	\$83,514	\$91,757
6177 Paychex courier fee	\$885	\$950	\$962
Total Payroll	\$948,697	\$940,003	\$929,189

Plant Maintenance			
6446 Plant Maint-Foliage Design	\$9,300	\$9,300	\$9,300
Total Plant Maintenance	\$9,300	\$9,300	\$9,300

Pool			
6702 Repairs & Maintenance	\$4,000	\$3,000	\$4,000
6714 Equipment	\$2,000	\$1,000	\$2,000
6716 Chemicals & Supplies	\$2,500	\$7,000	\$7,000
Total Pool	\$8,500	\$11,000	\$13,000

Professional Fees			
6015 Audit	\$7,700	\$7,908	\$7,910
6052 Legal	\$7,300	\$5,000	\$5,000
Total Professional Fees	\$15,000	\$12,908	\$12,910

Special Maintenance			
6110 Social Committee	\$10,000	\$10,000	\$10,000
6111 Decorating Committee	\$5,000	\$5,000	\$15,000
6113 Building Committee	\$15,000	\$15,000	\$15,000
Total Special Maintenance	\$30,000	\$30,000	\$40,000

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Telephone			
6984 Telephone-Xfinity	\$8,400	\$8,400	\$9,700
6986 Telephone-Cell	\$2,300	\$2,300	\$2,000
6988 Zoom	\$200	\$200	\$200
Total Telephone	\$10,900	\$10,900	\$11,900
Tennis Court Maintenance			
6544 Tennis Court Maintenance	\$500	\$0	\$500
Total Tennis Court Maintenance	\$500	\$0	\$500
Utilities			
6900 Electricity	\$91,300	\$100,000	\$110,000
6953 Water/Sewer/Refuse	\$71,663	\$80,000	\$84,000
6990 Cable/Internet	\$74,000	\$75,000	\$78,000
Total Utilities	\$236,963	\$255,000	\$272,000
Windows and Shutters			
6241 Exterior Window & Shutter Cleaning	\$28,000	\$23,500	\$29,500
Total Window & Shutters	\$28,000	\$23,500	\$29,500
Total Operating Expenses	\$2,358,276	\$2,448,746	\$2,522,302
Reserves	\$692,000	\$692,000	\$442,000
SIRS	\$377,200	\$377,200	\$493,800
TOTAL EXPENSES	\$3,427,476	\$3,517,946	\$3,458,102