

Ranchette Square Homeowners Association
Approved Budget
January 1, 2026 through December 31, 2026

Description	2025 Annual Approved	2026 Annual Approved
Revenue		
Common Area Maintenance Assessments	240,710.66	225,047.96
Reserve Transfer	0.00	10,000.00
Screening Fees	0.00	0.00
ARC Fees	0.00	0.00
Late Fees	0.00	0.00
Capital Contributions	0.00	0.00
Total Revenue	240,710.66	235,047.96
General & Administrative Expenses		
Office Expense	2,000.00	0.00
Annual Audit	2,500.00	350.00
Legal Fees	500.00	10,000.00
License, Permits, Fees & Taxes	150.00	100.00
Corp Annual Report	61.25	61.25
Management Service Contract	12,952.80	30,000.00
Personnel	20,995	0.00
Total General & Administrative Expenses	39,159.05	40,511.25
Insurance		
Insurance	17,783.40	15,000.00
Total Insurance Expenses	17,783.40	15,000.00
Grounds Contract Expenses		
Lake Maintenance Contract	2,472.00	2,472.00
Littoral Maintenance	1,000.00	1,000.00
Irrigation Pump Maintenance Contract	3,000.00	4,308.00
Pest Control Contract	1,500.00	0.00
Common Area Trash Removal	780.00	0.00
Holiday Lighting & Decorations	1,200.00	0.00
Total Grounds Contract Expenses	9,952.00	7,780.00
Grounds Repair & Maintenance Expenses		
Irrigation R&M	1,500.00	1,500.00
Lake Bank Repairs	500.00	500.00
Power Washing	500.00	1,200.00
Storm Repairs	1,000.00	1,000.00
General Repairs & Maintenance	1,000.00	1,000.00
Total Grounds Maintenance Expenses	4,500.00	5,200.00
Utilities		
Electricity - Street Lights	7,280.00	9,000.00
Electricity - Irrigation Pumps	5,720.00	3,500.00
Electricity - Entry Sign	0.00	430.00
Bulk Internet	36,996.21	30,130.21
Internet - Entry Cameras	0.00	1,926.00
Total Utilities Expenses	49,996.21	44,986.21

Description	2025 Annual Approved	2026 Annual Approved
Landscaping		
Landscape Maintenance	0.00	70,500.00
Landscape Maintenance - Common Area	64,800.00	0.00
Landscape Maintenance - Homes	35,520.00	0.00
Landscape Replacement	1,500.00	1,000.00
Mulch - Homes	6,000.00	4,500.00
Mulch - Common Area	8,000.00	16,000.00
Tree Trimming	3,500.00	6,000.00
Fertilization and Pest Control	0.00	3,570.50
Total Landscape Expenses	119,320.00	101,570.50
Total Common Area Expenses without Reserves	240,710.66	215,047.96
Reserves		
Pooled Reserves - Common Area	0.00	10,000.00
Total Common Area Reserves	0.00	10,000.00
Total Common Area Expenses with Reserves	240,710.66	225,047.96
Total Expenses with Reserves	240,710.66	225,047.96
Net Income/(Loss)	0.00	10,000.00
Total Homes		74
HOA Schedule of Estimated QUARTERLY Assessments		
	2025 Approved	2026 Approved
General Assessments incl. reserves (All Units)	813.21	794.08
Townhome Reserves (74 units)		18.50
Quarterly Assessment Per Unit		
	2025 Approved	2026 Approved
Units Include:		
General Assessment (All Units)	813.21	794.08
Townhome Reserves	-	18.50
Total Assessment	813.21	812.58
<i>The following statutory disclosures are provided, as applicable:</i>		
<p>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 .</p> <p>THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6),FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.</p>		
Signed: 	Dated: 11/21/2025	

Description

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