Osprey Village at Cedar Creek, Inc.

2026 Proposed Budget Worksheet

11/03/25	2025 Approved Budget	10 Month Actual	10 Month Actual	2 Month Estimate	2025 Total Actual plus Estimate	Over (Under)	2026 Proposed Budget	Increase (Decrease) Budget	2026 Proposed Monthly	Percent Change
Revenue										
Maintenance Fees	$ 308,267.00	$261,001.00	$261,001.00	$51,480.00	$312,481.00	$4,214.00	$ 308,880.00	-$ 3,601.00	$25,740.00	0.20%
Onboarding fees		2,340.00	$2,340.00	1,170.00	$3,510.00	$3,510.00	4,680.00			
From Special Assess 2023/2024				0.00	$0.00	$0.00	0.00			
From current surplus	2,640.00			0.00	$0.00	-$2,640.00				
Proposed Special Assess 2024	9,400.00			0.00	$0.00	-$9,400.00				
Late Fees		75.00	$75.00							
Total Revenue	$320,307.00	$263,416.00	$263,416.00	$52,650.00	$315,991.00	-$4,316.00	$313,560.00	-$3,601.00	$25,740.00	-$0.02
Expenditures										
Insurance										
Property	$110,000.00	$86,543.00	$11,740.05	$0.00	$86,543.00	(23,457.00)	$99,524.00	-$10,476.00	$8,293.67	-9.52%
General Liability	11,642.00	11,740.00	86,543.00	0.00	$11,740.00	98.00	12,914.00	1,272.00	1,076.17	10.93%
Umbrella	1,927.00	1,300.00	1,300.00		$1,300.00	(627.00)	1,430.00			
Workers Comp	630.00	503.00	503.00	0.00	$503.00	(127.00)	553.00	(77.00)	46.08	-12.22%
Appraisal	351.00		0.00	0.00	$0.00	(351.00)	551.00	200.00	45.92	56.98%
Total Insurance Expense	124,550.00	100,086.00	100,086.05	0.00	$100,086.00	(24,464.00)	114,972.00	(9,081.00)	9,581.00	-7.69%
Commmon Area Maintenance										
Black's Spray	8,200.00	$7,303.00	7,303.00	$1,697.00	9,000.00	800.00	8,438.00	238.00	703.17	2.90%
Misc Repairs	10,000.00	10,597.00	10,597.00	1,000.00	11,597.00	1,597.00	12,000.00	2,000.00	1,000.00	20.00%
Lawn Cutting-Plantation	33,000.00	27,500.00	27,500.00	5,500.00	33,000.00	0.00	33,000.00	0.00	2,750.00	0.00%
Mangrove Trimming	5,735.00	5,735.00	5,735.00	0.00	5,735.00	0.00	5,735.00	0.00	477.92	0.00%
Mulch	6,500.00	0.00	0.00	6,500.00	6,500.00	0.00	6,500.00	0.00	541.67	0.00%
Palm Tree Maintenance	3,640.00	1,680.00	1,680.00	0.00	1,680.00	(1,960.00)	3,640.00	0.00	303.33	0.00%
Ponds-Comfix Aquatic	1,440.00	1,320.00	1,320.00	240.00	1,560.00	120.00	1,440.00	0.00	120.00	0.00%
Ponds-Fountain Maintenance	1,500.00	0.00	0.00	250.00	250.00	(1,250.00)	1,500.00	0.00	125.00	0.00%
Pool-Handy Andy	4,200.00	4,610.00	4,610.00	950.00	5,560.00	1,360.00	5,100.00	900.00	425.00	21.43%
Pool Baths Cleaning	693.00	690.00	690.00	150.00	840.00	147.00	700.00	7.00	58.33	1.01%
Pool Heat Pump – New for '25	135.00	1,020.00	1,020.00	0.00	1,020.00	885.00	135.00			
Pressure Washing **-Accrual Item**	3,500.00	0.00	0.00	0.00	0.00	(3,500.00)	3,500.00	0.00	291.67	0.00%
Sprinkler Checks & Repairs	2,500.00	2,868.00	2,868.00	700.00	3,568.00	1,068.00	3,200.00	700.00	266.67	28.00%
Tree, Shrub, Sod Replacement	5,350.00	14,050.00	14,050.00	0.00	14,050.00	8,700.00	8,350.00	3,000.00	695.83	56.07%
Sub Total	86,393.00	77,373.00	77,373.00	16,987.00	94,360.00	7,967.00	93,238.00	6,845.00	7,769.83	7.92%
Office										
Accounting Fees	1,470.00	1,000.00	$1,000.00	200.00	1,200.00	(270.00)	1,470.00	0.00	122.50	0.00%
Annual Report to State of FL	65.00	62.00	61.00	0.00	62.00	(3.00)	65.00	0.00	5.42	0.00%
Bella Vita Property Assoc	5,500.00	5,940.00	5,940.00	0.00	5,940.00	440.00	6,050.00	550.00	504.17	10.00%
FL Land Sales-Division Fees	210.00	176.00	176.00	0.00	176.00	(34.00)	210.00	0.00	17.50	0.00%
Health Dept - Pool Permit	158.00	150.00	150.00	0.00	150.00	(8.00)	158.00	0.00	13.17	0.00%
Legal Fees	4,725.00	0.00	0.00	250.00	250.00	(4,475.00)	4,725.00	0.00	393.75	0.00%
Misc Expense/Storage Fee	1,190.00	829.00	865.00	200.00	1,029.00	(161.00)	1,190.00	0.00	99.17	0.00%
Office Supplies	525.00	140.00	105.00	100.00	240.00	(285.00)	525.00	0.00	43.75	0.00%
Postage	263.00	0.00	0.00	75.00	75.00	(188.00)	263.00	0.00	21.92	0.00%
Zoom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!
Web Site Maintenance	2,055.00	2,236.50	2,236.50	2,236.50	4,473.00	0.00	800.00	(1,255.00)	66.67	
Taxes and Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Sub Total	16,161.00	$10,533.50	10,533.50	$3,061.50	$9,122.00	(4,984.00)	15,456.00	(705.00)	1,288.00	
Site Support & Utilities										
Electric	5,775.00	$4,767.00	4,767.00	$1,200.00	5,967.00	192.00	6,400.00	625.00	533.33	10.82%
Water	1,500.00	$1,181.00	1,181.00	220.00	1,401.00	(99.00)	1,600.00	100.00	133.33	6.67%
Spectrum (2760.56)	34,184.00	$29,099.00	29,099.00	$5,820.00	$34,919.00	735.00	35,500.00	1,316.00	2,958.33	3.85%
Sub Total	41,459.00	$35,047.00	35,047.00	$7,240.00	$42,287.00	$828.00	43,500.00			
Pooled Reserves	51,744.00	43,120.00	43,120.00	8,624.00	51,744.00	0.00	52,800.00	1,056.00	4,400.00	2.04%
Sub Total	51,744.00	43,120.00	43,120.00	8,624.00	51,744.00	828.00	52,800.00		8,025.00	
Total Operating Expense	$ 320,307.00	$ 266,159.50	$ 266,159.55	$ 35,912.50	$ 297,599.00	(20,653.00)	$ 319,966.00	$ 15,377.00	$ 26,663.83	-0.11%
Total Operating	320,307.00	266,159.50	266,159.55	35,912.50	297,599.00	(20,653.00)	$319,966.00	6,296.00	36,244.83	
Current Earnings	$ 0.00	-$ 2,743.50	**-$ 2,743.55**	$ 16,737.50	$ 18,392.00					
P&L					**$ 18,392.00**		**-$6,406.00**			
Projected 2026 Monthly Maintenance Fee **	585.00	Total Operating Fee = Total Expenses less reserves		506.00	Reserve Fee Only	100.00	52,800.00	**Prop Insurance Only Budget**	188.49	99,524.00
Total Fee to fully fund budget	606.00									
Change analysis	**2026**	**2026**		**$ Change**	**% Change**		2026 Insurance workup			2026
Total Monthly Fee Change* *	**585.00**	585.00		$0.00	0.00%		Property	$86,543.00	@ 15%	$99,524.45
Total Operation Fee Change with reserves net of Insurance	$606.00			$0.00	0.00%		Gen Liability	11,740.00	@10%	$12,914.00
Spectrum Fee	66.29	67.23		$0.94	1.43%		Umbrella	1,300.00	@10%	$1,430.00
Reserve Fee Change	100.00	100.00		$0.00	0.00%		Workers Comp	503.00	@10%	$553.30
Change in insurance	124,550.00	114,972.00		-$9,578.00	-7.69%					$114,421.75

** 2025 Fee was reduced because of we pulled $2640 from reserves and used $9400 from the '24 special assessment.